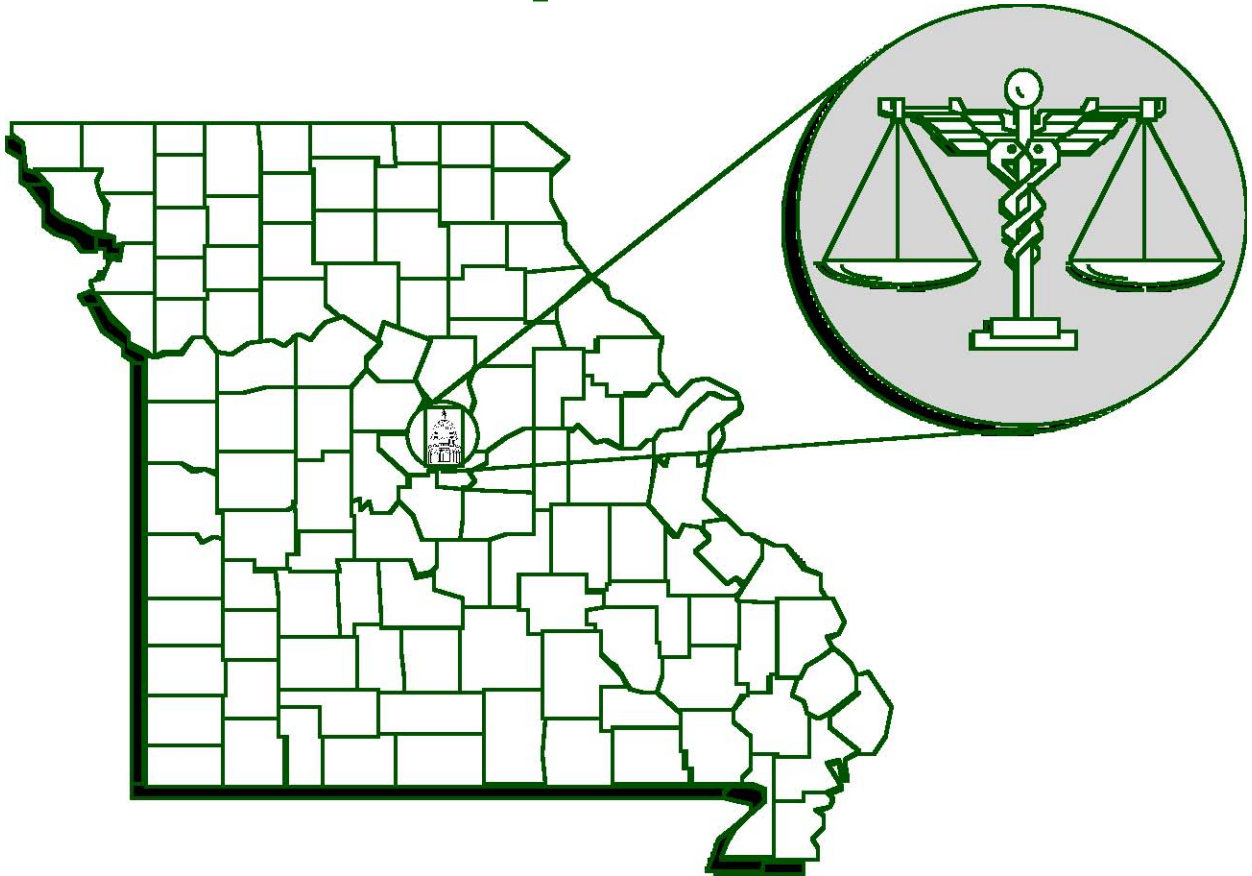


# **Missouri Health Facilities Review Committee**

## **Certificate of Need Meeting Compendium**



**November 10, 2025  
State Capitol Building  
Joint Committee Room #117  
Jefferson City, MO**



# MHFRC

## Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

---

Representative Steve Butz, Chair    Senator Sandy Crawford, Vice Chair  
James Bagley    Senator Doug Beck    Representative Dave Hinman    Dr. Patrice Komoroski    Douglas Krtok    Michael J. Prost    Lyle Rosburg

### Memorandum to the Missouri Health Facilities Review Committee

**From:** Alison Dorge, Program Coordinator  
Certificate of Need Program  
[alison.dorge@health.mo.gov](mailto:alison.dorge@health.mo.gov)

**Date:** October 21, 2025

**Subject:** November 10, 2025, Certificate of Need Meeting

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on November 10, 2025 starting at 10:00 a.m., in Joint Committee Room #117 at the state capitol in Jefferson City, MO. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-469-998-7961**; Meeting number (access code): **612 101 023#**

There are five full CON applications under New Business, and seven Previous Business items. The staff analyses for the applications and applicant requests are included in this compendium. The applications, applicant requests, and additional information can be accessed from our website at [health.mo.gov/information/boards/certificateofneed/calendars.php](http://health.mo.gov/information/boards/certificateofneed/calendars.php).

Please send Shari an email at [shari.fulkerson@health.mo.gov](mailto:shari.fulkerson@health.mo.gov) stating whether or not you will attend the meeting by **October 31, 2025**. It is important that you confirm your attendance to ensure a quorum. If you need a hotel reservation for Sunday night, let her know that as well so arrangements can be made.

Feel free to contact me if you have questions regarding any agenda item. I look forward to our Certificate of Need meeting.

# Committee Business

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
November 10, 2025, 10:00 a.m.  
Joint Committee Room #117, State Capitol Building, Jefferson City  
Call-in #: 1-469-998-7961; Meeting number (access code): 612 101 023#

**Tentative Agenda**

**A. Committee Business**

1. Review and Perfect Agenda
2. Approve Minutes

**B. New Business**

1. #6235 RS: Mission Ridge  
Springfield (Greene County)  
\$0, Add 15 ALF beds
2. #6228 HS: Sullivan County Memorial Hospital  
Milan (Sullivan County)  
\$54,023,690, New/Replace 16-bed critical access hospital
3. #6234 RS: Hidden Acres II  
Ste. Genevieve (Ste. Genevieve County)  
\$0, Add 2 ALF beds
4. #6232 RS: Lee's Summit Senior Living  
Lee's Summit (Jackson County)  
\$22,819,933, Establish 76-bed ALF
5. #6233 RS: O'Fallon Senior Living  
O'Fallon (St. Charles County)  
\$25,059,208, Establish 76-bed ALF

**C. Previous Business**

1. #6030 RS: Zebra Hitch Senior Living  
Lee's Summit (Jackson County)  
\$42,000,000, Fourth extension on CON to establish 134-bed ALF
2. #5929 NS: Eagles Nest Nursing Home  
St. Louis (St. Louis City)  
\$6,720,385, Sixth extension on CON to establish 40-bed SNF
3. #5995 NS: Premium Apartments (Prev. JP Advance Care, LLC)  
Kansas City (Clay County)  
\$1,500,000, Fifth extension on CON to establish 75-bed SNF
4. #5556 RS: Garden Villas of Meramec Valley  
Fenton (St. Louis County)  
\$14,580,000, Voluntary forfeiture on CON to establish 60-bed ALF
5. #6099 NS: St. Louis Altenheim  
St. Louis (St. Louis City)  
\$1,150,000, Second extension on CON to add 46 SNF beds
6. #5970 DS: St. Louis Altenheim  
St. Louis (St. Louis City)  
\$2,124,000, Cost overrun on CON to add 23 ALF beds and 25 SNF beds

7. #6120 HS: Hannibal Regional Healthcare System  
Kirksville (Adair County)  
\$6,986,291, Second extension to CON to acquire linear accelerator

**D. Management Issues**

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Review CON Rulemaking Comments
4. Other

**Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.**

**The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.**

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
September 8, 2025

**Minutes**

**Roll Call:**

Presiding: Sen. Doug Beck, Interim Chair

Members Present: Sen. Sandy Crawford, Vice-Chair (phone)  
Rep. Dave Hinman  
Rep. Steve Butz (phone)  
Michael Prost (phone)  
Dr. Patrice (Pat) Komoroski

Program Staff: Alison Dorge, Mackinzey Fick, Shari Fulkerson

Recorder: Mackinzey Fick

Legal Counsel: Clayton Weems, Assistant Attorney General

Senator Beck called the meeting to order at 10:00 a.m. He declared that a quorum was present and welcomed everyone to the meeting.

MOTION: A motion was made by Rep. Hinman, and seconded by Dr. Komoroski, to approve Sen. Beck as Interim Chair for September 8 CON meeting only, with Rep. Butz resuming the Chair role after adjourning.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Komoroski | Yes |
| Crawford  | Yes |
| Hinman    | Yes |
| Prost     | Yes |
| Butz      | Yes |

The motion carried and Sen. Beck was approved as Interim Chair.

Interim Chairman Beck asked if there were any changes to the agenda, there were none. There was a motion by Dr. Komoroski and a second by Rep. Hinman to approve the agenda. A voice vote was taken, and the agenda was approved.

The meeting minutes from the July 14, 2025, Certificate of Need meeting were reviewed. There was a motion by Dr. Komoroski and a second by Rep. Hinman to approve the minutes as presented. A voice vote was taken, and the minutes were approved.

**Old Business**

**#6192 DT: Independence Care Center of Perry County & Independence Court  
Perryville (Perry County)  
\$7,586,500, Renovate/Modernize 133-bed SNF & 75-bed RCF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Himan, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Crawford  | Yes |
| Hinman    | Yes |
| Prost     | Yes |
| Komoroski | Yes |
| Butz      | Yes |

The motion carried, and the project was approved.

### **New Business**

**#6223 RT: The Homestead at Hickory View Retirement Community  
Washington (Franklin County)  
\$282,504, LTC bed expansion (Purchase 12 ALF beds)**

MOTION: A motion was made by Rep. Hinman, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Hinman    | Yes |
| Komoroski | Yes |
| Butz      | Yes |
| Crawford  | Yes |

The motion carried, and the project was approved.

**#6218 NS: Fountainbleau Lodge  
Cape Girardeau (Cape Girardeau County)  
\$542,560, Add 8 SNF beds**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Hinman, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Butz      | Yes |
| Hinman    | Yes |
| Komoroski | Yes |
| Prost     | Yes |
| Crawford  | Yes |

The motion carried, and the project was approved.

**#6217 HS: Truman Medical Center, Inc. DBA University Health  
Kansas City (Jackson County)  
\$3,347,261, Acquire additional cardiac cath lab**

MOTION: A motion was made by Rep. Hinman and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Hinman    | Yes |
| Crawford  | Yes |
| Komoroski | Yes |
| Prost     | Yes |

Butz

Yes

The motion carried, and the project was approved.

**#6222 HS: Barnes-Jewish West County Hospital  
St. Louis (St. Louis County)  
\$3,645,659, Acquire additional linear accelerator**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Hinman, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Hinman    | Yes |
| Komoroski | Yes |
| Crawford  | Yes |
| Butz      | Yes |

The motion carried, and the project was approved.

**#6221 HS: BJC Outpatient  
St. Louis (St. Louis County)  
\$1,585,671, Acquire MRI unit**

MOTION: A motion was made by Rep. Hinman, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Crawford  | Yes |
| Komoroski | Yes |
| Hinman    | Yes |
| Butz      | Yes |
| Prost     | Yes |

The motion carried, and the project was approved.

**#6219 HS: Freeman Health System  
Joplin (Jasper County)  
\$5,072,000, Acquire 2 additional robotic surgery systems**

MOTION: A motion was made by Dr. Komoroski and seconded by Rep. Himan, to approve the project as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Komoroski | Yes |
| Butz      | Yes |
| Hinman    | Yes |
| Crawford  | Yes |

The motion carried, and the project was approved.

**#6215 HS: SSM Health SLU Hospital  
St. Louis (St. Louis City)  
\$3,406,000, Acquire additional robotic surgery system**

MOTION: A motion was made by Rep. Hinman and seconded by Dr. Komoroski, to approve the project as presented.



A roll call vote was taken:

|           |     |
|-----------|-----|
| Hinman    | Yes |
| Prost     | Yes |
| Butz      | Yes |
| Komoroski | Yes |
| Crawford  | Yes |

The motion carried, and the project was approved.

### **Previous Business**

**#5840 RS: Majestic Residences at Old Hawthorne  
Columbia (Boone County)  
\$6,648,303, Involuntary forfeiture request on CON to establish 36-bed ALF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Hinman, to approve the request as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Komoroski | Yes |
| Crawford  | Yes |
| Hinman    | Yes |
| Butz      | Yes |

The motion carried, and the request was approved.

**#5707 RS: Poplar Bluff II – Assisted Living by Americare  
Poplar Bluff (Butler County)  
\$5,258,412, Involuntary forfeiture request on CON to establish 34-bed ALF**

MOTION: A motion was made by Sen. Crawford and seconded by Rep. Hinman, to withdraw the involuntary forfeiture request.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Crawford  | Yes |
| Butz      | Yes |
| Prost     | Yes |
| Komoroski | No  |
| Hinman    | Yes |

The motion carried, and the involuntary forfeiture request was withdrawn.

MOTION: A motion was made by Sen. Crawford, and seconded by Rep. Himan, to approve two extensions on the condition that the project will be above ground by July 6, 2026, or the applicant will voluntarily forfeit the project.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Butz      | Yes |
| Komoroski | No  |
| Crawford  | Yes |
| Hinman    | Yes |

The motion carried, and two extensions were approved.

**#6132 DT: Fountainbleau Lodge  
Cape Girardeau (Cape Girardeau County)  
\$1,195,427, Cost overrun on CON to renovate and modernize a SNF & ALF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Hinman, to approve the request as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Hinman    | Yes |
| Komoroski | Yes |
| Crawford  | Yes |
| Butz      | Yes |
| Prost     | Yes |

The motion carried, and the request was approved.

**#6103 RS: Harvey's Home for Assisted Living and Memory Care  
Smithville (Clay County)  
\$2,669,681, Voluntary forfeiture on CON to establish a 17-bed ALF**

MOTION: A motion was made by Rep. Hinman, and seconded by Dr. Komoroski, to approve the request as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Komoroski | Yes |
| Prost     | Yes |
| Hinman    | Yes |
| Crawford  | Yes |
| Butz      | Yes |

The motion carried, and the request was approved.

**#6102 RS: Lake George Senior Living  
Columbia (Boone County)  
\$900,000, Second extension on CON to establish add 10 ALF beds**

MOTION: A motion was made by Dr. Komoroski and seconded by Rep. Hinman to approve two extensions.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Hinman    | Yes |
| Komoroski | Yes |
| Crawford  | Yes |
| Butz      | Yes |

The motion carried, and the two extensions were approved.

**#5323 RS: Palestine Legacy Residences  
Kansas City (Jackson County)  
\$5,471,250, Cost overrun on CON to establish 39-bed ALF**

MOTION: A motion was made by Rep. Hinman and seconded by Dr. Komoroski to approve request as presented.

A roll call vote was taken:

|      |     |
|------|-----|
| Butz | Yes |
|------|-----|

|           |     |
|-----------|-----|
| Komoroski | Yes |
| Prost     | Yes |
| Hinman    | Yes |
| Crawford  | Yes |

The motion carried, and the request was approved.

**#6083 HS: St. Mary's Surgical Center**

**Blue Springs (Jackson County)**

**\$2,600,750, Voluntary forfeiture on CON to acquire a robotic surgery unit**

MOTION: A motion was made by Dr. Komoroski and seconded by Rep. Hinman to approve the request as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Hinman    | Yes |
| Komoroski | Yes |
| Prost     | Yes |
| Crawford  | Yes |
| Butz      | Yes |

The motion carried, and the request was approved.

**#6184 HS: Select Specialty Hospital – St. Louis Central**

**St. Louis (St. Louis City)**

**\$10,574,072, Voluntary forfeiture on CON to establish a 60-bed LTCH**

MOTION: A motion was made by Rep. Hinman and seconded by Dr. Komoroski to approve the request as presented.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Komoroski | Yes |
| Hinman    | Yes |
| Prost     | Yes |
| Crawford  | Yes |
| Butz      | Yes |

The motion carried, and the request approved.

**Management Issues**

The Committee reviewed the list of Non-Applicability letters issued. There was a motion by Rep. Hinman and seconded by Dr. Komoroski to confirm the letters. A voice vote was taken, and the letters were confirmed.

There was a motion made by Dr. Komoroski and a second by Rep. Himan to approve the 2026 LOI and Application Review Calendar. A voice vote was taken, and the 2026 LOI and Application Review Calendar was approved.

MOTION: A motion was made by Rep. Hinman and a second by Dr. Komoroski to go into a closed meeting per §610.021(1), RSMo, for legal advice.

A roll call vote was taken:

|           |     |
|-----------|-----|
| Prost     | Yes |
| Crawford  | Yes |
| Butz      | Yes |
| Komoroski | Yes |

Hinman  
Beck

Yes  
Yes

The motion carried, and the CON meeting was closed at 11:12 a.m.

There was a motion made by Rep. Hinman and a second by Dr. Komoroski to go back into an open meeting. A voice vote was taken, and the meeting resumed at 11:33 a.m.

There was a motion made by Dr. Komoroski and a second by Rep. Hinman to adjourn. A voice vote was taken and the meeting adjourned at 11:35 a.m.

I, Chair of the Missouri Health Facilities Review Committee, certify that the Committee has on this day reviewed and approved these minutes of the September 8, 2025 Certificate of Need Meeting.

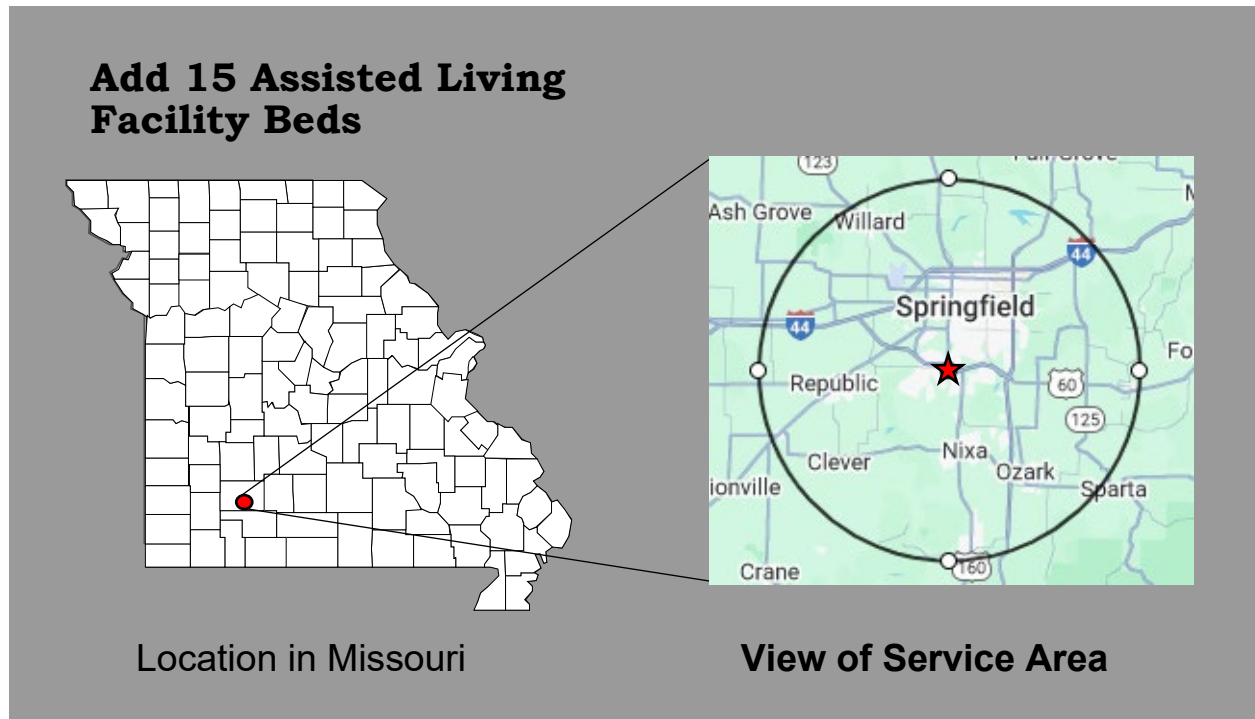
---

Representative Steve Butz, Chair

---

Date

# New Business



**Applicant:** Veterans for Senior Living, LLC (owner)  
Veterans for Senior Living Management, LLC (operator)

**Contact Person:** Jon Dalton, 314-259-4702  
[jdalton@atltp.com](mailto:jdalton@atltp.com)

**Location:** 4349 S. Kansas Ave  
Springfield, 65810 (Greene County)

**Cost:** \$0

**Appl. Rec'd:** August 29, 2025  
**100 Days Ends:** December 7, 2025 (30-Day Extension: January 6, 2026)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.450(1) .... **Not Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) . Documented

### APPLICATION SUMMARY:

*The application summary was **documented**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 15 assisted living facility (ALF) beds to an existing 60-bed ALF**. This project does not require any new construction or renovations. The applicant states that this change will allow the facility to offer more rooms to accommodate couples. Fifteen rooms would become converted to semi-private. After project completion, there would be 37 private rooms and 19 semi-private rooms.

The applicant expects the beds to become licensed upon CON approval.

An announcement of the project was placed in the *Springfield Daily Citizen* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2030 population age 65+ in the 15-mile radius  
U = Number of existing licensed (1,904) and approved (371) ALF/RCF beds in the 15-mile radius (121 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 79,030) - 2,275 = \textbf{-299 bed (surplus)}$

The applicant provided an alternate need methodology to document bed need within the CON application.

The criteria and standards for new or additional long-term care beds does not include occupancy requirements of all other long-term care beds of the same licensure category in the proposed service area. However, according to the survey data for the 1st quarter of 2024 through the 2nd quarter of 2025 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **75%, 75%, 76.7%, 76.8%, 76.4%, and 76.7%**, respectively.

Mission Ridge opened 1/17/2024, therefore a full year of historical utilization is not available. The applicant projected utilization for years 2026, 2027, and 2028 to be 94.9%, 94.9%, and 95%, respectively.

The facility has not received a notice of noncompliance within the past 18 months.

**FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

The cost of this project is \$0; therefore, documentation of financing was not applicable.

**ADDITIONAL INFORMATION:**

*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*



# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County       | Facility Name                                          | Address                      | City        | Zip   | CON APP | Licensed Beds |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |
|--------------|--------------------------------------------------------|------------------------------|-------------|-------|---------|---------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|
|              |                                                        |                              |             |       |         | ALF           | RCF | TOTAL | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |
|              |                                                        |                              |             |       |         |               |     |       |              |              |              |              |              |               |            |         |                 |
| Christian    | Baptist Homes of Ozark                                 | 1625 West Garton Rd          | Ozark       | 65721 | 0       | 30            | 0   | 30    | 92.5%        | 87.7%        | 86.5%        | 75.9%        | 80.0%        | 2,730         | 2,204      | 80.7%   | 83.9%           |
| Christian    | Bradford Court - Assisted Living By Americare          | 902 North Main               | Nixa        | 65714 | 0       | 50            | 0   | 50    | 57.6%        | 57.4%        | 57.3%        | 57.6%        | 55.0%        | 4,550         | 2,584      | 56.8%   | 56.9%           |
| Christian    | Castlewood Senior Living, The                          | 1538 N Old Castle Road       | Nixa        | 65714 | 0       | 66            | 0   | 66    | 86.5%        | 91.7%        | 87.5%        | 83.0%        | 83.6%        | 5,824         | 5,179      | 88.9%   | 86.9%           |
| Christian    | Century Pines Assisted Living                          | 709 East McCracken Rd        | Ozark       | 65721 | 0       | 103           | 0   | 103   | 97.2%        | 99.5%        | 99.7%        | 99.3%        | 91.9%        | 6,635         | 6,209      | 93.6%   | 96.9%           |
| Christian    | Cottage at Century Pines, The (Re-Opened 8/16/22)      | 707 East McCracken Rd        | Ozark       | 65721 | 0       | 24            | 0   | 24    | 11.1%        | 34.2%        | 23.6%        | 25.6%        | 36.8%        | 1,563         | 811        | 51.9%   | 29.3%           |
| Christian    | Essex of Ozark, The                                    | 5173 North 22nd              | Ozark       | 65721 | 0       | 0             | 12  | 12    | 62.7%        | 60.0%        | 70.4%        | 66.8%        | 60.7%        | 1,092         | 632        | 57.9%   | 63.1%           |
| Christian    | Hopedale Cottage Assisted Living, Th                   | 1314 W School Street         | Ozark       | 65721 | 0       | 14            | 0   | 14    | 78.1%        | 98.9%        | 74.0%        | 66.8%        | 50.3%        | 1,183         | 576        | 48.7%   | 69.1%           |
| Christian    | Life Enhancement Village of the Ozar INC               | 732 South Gregg Rd           | Nixa        | 65714 | 0       | 0             | 44  | 44    |              |              |              |              |              |               |            |         |                 |
| Christian    | Northpark Village - Assisted Living By Americare       | 4449 North Highway Nn        | Ozark       | 65721 | 0       | 52            | 0   | 52    | 41.0%        | 40.4%        | 40.4%        | 51.0%        | 47.7%        | 4,732         | 2,250      | 47.5%   | 44.7%           |
| Christian    | Oaks Cottage Assisted Living, The                      | 5448 N. 2nd Ave              | Ozark       | 65721 | 0       | 12            | 0   | 12    | 63.1%        | 77.9%        | 52.2%        | 70.4%        | 69.3%        | 1,044         | 710        | 68.0%   | 66.7%           |
| Christian    | Promise Care Center, LLC                               | 1111 Care Ave                | Nixa        | 65714 | 0       | 0             | 126 | 126   | 80.2%        | 86.4%        | 88.8%        | 90.6%        | 86.0%        | 11,466        | 9,672      | 84.4%   | 86.1%           |
| Christian    | Riverview Residential Place                            | 1200 West Hall St            | Ozark       | 65721 | 0       | 0             | 40  | 40    | 35.6%        | 38.6%        | 44.9%        | 39.4%        | 40.6%        | 2,984         | 1,081      | 36.2%   | 39.1%           |
| Christian    | Sequoia Village (Approved 10/16/23)                    | 657 N. Montego St.           | Nixa        | 65714 | 6       | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Christian    | Special Force Family Ministries                        | 428 South Harrison St        | Nixa        | 65714 | 0       | 0             | 12  | 12    | 83.3%        | 83.3%        | 90.2%        | 83.3%        | 83.3%        | 1,092         | 910        | 83.3%   | 84.5%           |
| Subtotal for | Christian                                              | Number of Units in Subtotal: | 14          |       | 6       | 351           | 234 | 585   | 70.9%        | 75.7%        | 74.6%        | 74.7%        | 72.3%        | 44,895        | 32,818     | 73.1%   | 73.5%           |
| Greene       | 417 ResCare (CON App. 3/3/25)                          | 817 West El Camino Alto      | Springfield | 65810 | 14      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Greene       | Bristol Manor Of Republic                              | 634 East Highway 174         | Republic    | 65738 | 0       | 0             | 12  | 12    | 85.2%        | 95.1%        | 82.6%        | 84.8%        | 83.9%        | 1,092         | 848        | 77.7%   | 84.9%           |
| Greene       | Bristol Manor Of Willard                               | 511 Watson                   | Willard     | 65781 | 0       | 0             | 12  | 12    | 88.8%        | 82.9%        | 96.6%        | 96.7%        | 94.0%        | 1,092         | 957        | 87.6%   | 91.1%           |
| Greene       | Bungalows at Chesterfield Village, Th                  | 2410 West Chesterfield Blvd  | Springfield | 65807 | 0       | 0             | 92  | 92    | 62.1%        | 70.7%        | 75.7%        | 68.1%        | 59.0%        | 8,190         | 5,160      | 63.0%   | 66.5%           |
| Greene       | Bungalows at Springfield East, The                     | 3540 East Cherokee           | Springfield | 65809 | 0       | 0             | 67  | 67    | 53.6%        | 53.3%        | 51.3%        | 49.3%        | 51.2%        | 6,097         | 3,294      | 54.0%   | 52.1%           |
| Greene       | Cedarhurst of Springfield                              | 1146 E Lakewood St           | Springfield | 65810 | 0       | 66            | 0   | 66    | 96.5%        | 92.5%        | 92.7%        | 91.2%        | 89.9%        | 6,006         | 4,633      | 77.1%   | 89.7%           |
| Greene       | Close to Paradise Assisted Living II (CON App. 2/3/25) | 3824 East Farm Rd 156        | Springfield | 65809 | 10      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Greene       | Fremont Senior Living, The                             | 1520 E Bates St              | Springfield | 65804 | 0       | 72            | 0   | 72    | 73.7%        | 80.9%        | 75.6%        | 79.1%        | 88.7%        | 6,038         | 5,932      | 98.2%   | 82.4%           |
| Greene       | Gardens, The                                           | 1302 West Sunset             | Springfield | 65807 | 0       | 148           | 0   | 148   | 92.6%        | 86.9%        | 88.8%        | 87.6%        | 91.8%        | 9,919         | 8,307      | 83.7%   | 88.5%           |
| Greene       | Golden Estate Residential Care                         | 1134 West Norton Rd          | Springfield | 65803 | 0       | 0             | 31  | 31    | 88.5%        | 80.8%        | 84.6%        | 85.2%        | 88.5%        | 2,366         | 2,095      | 88.5%   | 86.0%           |
| Greene       | Hampton Manor of Republic (CON App. 9/12/22)           | 37.132303, -93.453678        | Republic    | 65738 | 107     | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Greene       | Jacobs Care Center, LLC                                | 932 West State               | Springfield | 65806 | 0       | 0             | 12  | 12    | 75.0%        | 57.9%        | 91.7%        | 100.0%       | 91.7%        | 1,092         | 1,092      | 100.0%  | 86.1%           |
| Greene       | Joy Assisted Living For Seniors                        | 2030 W Mount Vernon St       | Springfield | 65802 | 0       | 74            | 0   | 74    | 88.6%        | 86.8%        | 89.3%        | 88.5%        | 86.0%        | 5,642         | 5,207      | 92.3%   | 88.6%           |
| Greene       | Lakewood - Assisted Living By Americare                | 4685 Robberson Ave           | Springfield | 65810 | 0       | 67            | 0   | 67    | 92.2%        | 95.1%        | 91.1%        | 86.4%        | 66.9%        | 6,097         | 4,002      | 65.6%   | 82.9%           |
| Greene       | Lodges, The                                            | 2401 W Grand St              | Springfield | 65802 | 0       | 0             | 99  | 99    | 74.9%        | 79.2%        | 79.9%        | 76.2%        | 81.8%        | 8,190         | 6,355      | 77.6%   | 78.2%           |
| Greene       | Maranatha Village, Inc                                 | 233 East Norton Rd           | Springfield | 65803 | 0       | 0             | 29  | 29    | 88.5%        | 92.8%        | 84.5%        | 82.9%        | 88.4%        | 2,639         | 2,270      | 86.0%   | 87.2%           |
| Greene       | Mission Ridge (Opened 1/17/24)                         | 4349 South Kansas Avenue     | Springfield | 65810 | 0       | 60            | 0   | 60    |              | 18.4%        | 42.4%        | 64.9%        | 81.6%        | 5,460         | 4,618      | 84.6%   | 58.3%           |
| Greene       | N & R of Republic, LLC (CON App. 5/13/25)              | 300 S Cottonwood Avev        | Republic    | 65738 | 69      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Greene       | Quality Residential Care                               | 2034 West College            | Springfield | 65806 | 0       | 0             | 42  | 42    | 88.4%        | 91.8%        | 96.8%        | 95.6%        | 92.2%        | 3,822         | 3,329      | 87.1%   | 92.0%           |
| Greene       | Ravenwood - Assisted Living By Americare               | 1950 East Republic Rd        | Springfield | 65804 | 0       | 66            | 0   | 66    | 50.3%        | 48.2%        | 55.1%        | 61.1%        | 61.8%        | 6,006         | 3,715      | 61.9%   | 56.4%           |

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

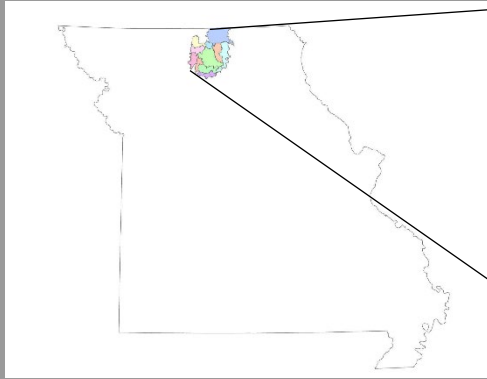
# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County               | Facility Name                                           | Address                   | City        | Zip   | CON APP                      | Licensed Beds |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |         |       |       |
|----------------------|---------------------------------------------------------|---------------------------|-------------|-------|------------------------------|---------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|---------|-------|-------|
|                      |                                                         |                           |             |       |                              | ALF           | RCF | TOTAL | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |         |       |       |
| Greene               | Spring Ridge - Assisted Living By Americare             | 2828 South Meadowbrook    | Springfield | 65807 | 0                            | 44            | 0   | 44    | 49.9%        | 49.5%        | 56.8%        | 54.6%        | 43.0%        | 4,004         | 1,790      | 44.7%   | 49.8%           |         |       |       |
| Greene               | Spring Valley Assisted Living                           | 2915 S Fremont            | Springfield | 65804 | 0                            | 40            | 0   | 40    | 7.6%         | 4.1%         | 7.2%         | 9.2%         | 15.1%        | 3,640         | 666        | 18.3%   | 10.3%           |         |       |       |
| Greene               | Springhouse Village                                     | 3877 East Farm Road 132   | Springfield | 65802 | 0                            | 100           | 0   | 100   | 96.8%        | 98.0%        | 98.7%        | 98.6%        | 99.4%        | 9,100         | 9,009      | 99.0%   | 98.4%           |         |       |       |
| Greene               | Springhouse Village (CON App 5/1/17 4374 East Mary Road | Rogersville               | 65742       | 105   |                              | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |         |       |       |
| Greene               | Township Senior Living, The                             | 4150 W Republic Road      | Battlefield | 65619 | 0                            | 66            | 0   | 66    | 86.1%        | 79.0%        | 82.6%        | 82.8%        | 83.1%        | 6,006         | 5,459      | 90.9%   | 84.1%           |         |       |       |
| Greene               | Turners Rock (Opened 5/21/21)                           | 3911 East State Highway D | Springfield | 65809 | 0                            | 70            | 0   | 70    | 90.2%        | 92.4%        | 87.7%        | 87.8%        | 89.2%        | 6,370         | 6,034      | 94.7%   | 90.3%           |         |       |       |
| Greene               | VSL Springfield Assisted Living, LLC (Opened 5/11/21)   | 1401 West Elfindale St.   | Springfield | 65807 | 0                            | 50            | 0   | 50    | 66.0%        | 76.6%        | 87.2%        | 83.5%        | 87.0%        | 4,550         | 3,853      | 84.7%   | 80.8%           |         |       |       |
| Subtotal for Greene  |                                                         |                           |             |       | Number of Units in Subtotal: |               | 27  | 305   | 923          | 396          | 1,319        | 76.8%        | 74.7%        | 77.5%         | 77.6%      | 78.0%   | 113,418         | 88,625  | 78.1% | 77.1% |
| Webster              | Copper Rock Village (CON Approved 1/4/16)               | 712 Copper Rock Drive     | Rogersville | 65742 | 60                           | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |         |       |       |
| Subtotal for Webster |                                                         |                           |             |       | Number of Units in Subtotal: |               | 1   | 60    | 0            | 0            | 0            | 0.0%         | 0.0%         | 0.0%          | 0.0%       | 0.0%    | 0               | 0       | 0.0%  | 0.0%  |
| GRAND TOTALS:        |                                                         |                           |             |       | Number in State:             |               | 42  | 371   | 1,274        | 630          | 1,904        | 75.0%        | 75.0%        | 76.7%         | 76.8%      | 76.4%   | 158,313         | 121,443 | 76.7% | 76.1% |

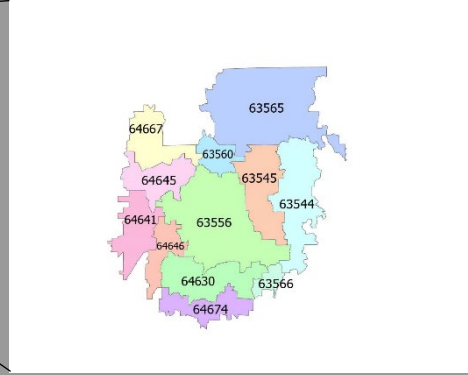
Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

## #6228 HS: Sullivan County Memorial Hospital

### New/Replace 16-Bed Critical Access Hospital



Location in Missouri



View of Service Area

**Applicant:** County of Sullivan (owner)  
Sullivan County Memorial Hospital (operator)

**Contact Person:** Martha Gragg, 660-265-4212  
[marthagragg@scmhospital.org](mailto:marthagragg@scmhospital.org)

**Project Address:** Lat: 40.198174, Long: -93.136134  
Milan, 63556 (Sullivan County)

**Cost:** \$54,023,690

**Appl. Rec'd:** August 29, 2025  
**100 Days Ends:** December 7, 2025 (30-Day Extension: January 6, 2026)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(4).....**Not Documented**
- Financial Feasibility..... 19 CSR 60-50.470(1-4) . Documented

## #6228 HS: Sullivan County Memorial Hospital

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes to **replace an existing 25-bed critical access hospital with a 16-bed critical access hospital**. The proposal replaces the existing 25-bed Sullivan County Memorial Hospital (SCMH); however, it is being reviewed as a new hospital because there are no specific criteria and standards in the CON Rules for replacement hospitals.

SCMH was constructed at 630 W 3rd St., Milan, MO 63556 and opened in 1953. The applicant stated that the current electrical does not meet extensive Life Safety Code requirements. Even if the applicant remodels the existing hospital, the state of the current patient rooms, privacy issues, and ability to do surgical procedures would still remain an issue. After relocation of the hospital, the existing building would not be used as another hospital.

The new 65,000 square-foot, two-story building would be located less than one mile from the existing facility. All patient rooms would be private. Construction is expected to commence in April of 2027 and be completed by November of 2028. Licensure is expected to occur in December of 2028.

An announcement was placed in *The Milan Standard*, making the public aware of the project. The applicant also sent a letter regarding the proposal to one hospital in the service area. Fourteen letters of support and no letters of opposition were received. Numerous presentations and articles about the project were included in the application.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "New Hospitals" was **not documented**.*

The user-defined primary service area for the proposed hospital is 12 zip codes based on 90% of total discharges for the existing hospital. The zip codes are: 63565, 63560, 64667, 64645, 63545, 63544, 63556, 64646, 64630, 64674, 63566, and 64641.

According to the Criteria and Standards for new hospitals, the occupancy of other hospitals in the geographic service should exceed 80%. Based on the occupancy data provided by the applicant, Putnam County Memorial Hospital with 15 med/surg beds operated in 2022, 2023, and 2024 at 13.2%, 24.4%, and 15.9%. Therefore, this standard has **not been met**.

## #6228 HS: Sullivan County Memorial Hospital

The population-based need formula [**Unmet Need = (R x P) – U**] applies as follows:

Where: R = Service-specific need rate of 1 medical/surgical bed per 570 population

P = Year 2030 population in the service area

U = Number of existing beds in the service area

Unmet need =  $(0.001754 \times 10,412) - 40 = \text{-21-bed surplus}$

*\*If Sullivan County Memorial Hospital with 25 existing beds was removed from the need calculation, the bed need would be 3. Additionally, no new beds would be added to the service area as a result of this project.*

The applicant provided historical and projected utilization; however, it is based on both inpatient and outpatient encounters within the entire hospital. Patients seen for years 2022, 2023, and 2024 were 8,928, 8,698, and 9,526. The applicant projected patients to be seen in years 2029, 2030, and 2031 as 11,638, 13,088 and 14,515.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

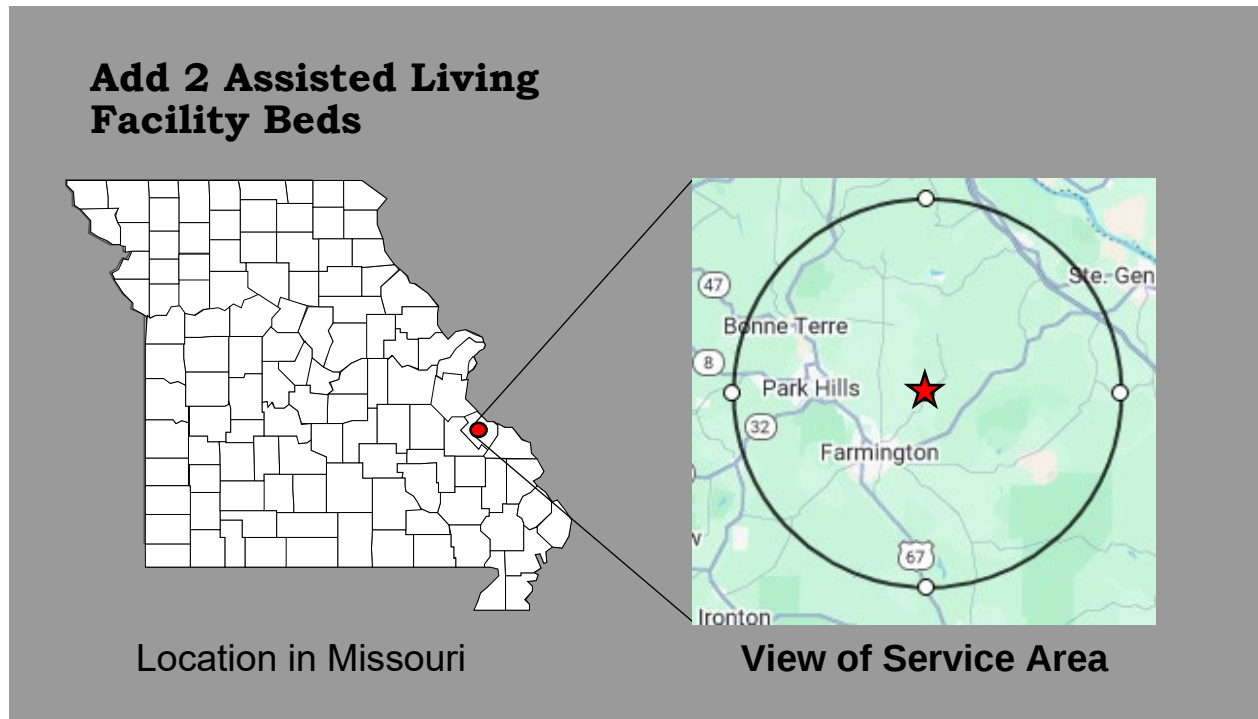
*Financial feasibility of the project was **documented**.*

The project is anticipated to be financed through a USDA loan for \$44 million. The applicant is currently in the USDA pre-application phase. Once all of the required pre-application documentation is submitted, Rural Development will review and make an eligibility determination. Also, Sullivan County residents voted on and passed a half cent sales tax for economic development in April of 2025 to cover \$11 million of this project's construction costs.

New construction cost per square foot for the hospital is estimated to be \$641. This cost estimate is higher than the 2025 RS Means Building Construction Cost data for the Other Missouri area reporting \$449.82 median and \$486.54 three-fourths percentile cost per square foot. The applicant stated that the project's construction cost is reasonable due to the increase of building materials and labor costs in a rural area.

### ADDITIONAL INFORMATION:

*Additional information was required from the applicant and is included with the electronic application on the CON website.*



**Applicant:** B & C Worldwide Properties, LLC (owner)  
B & C Worldwide II, LLC (operator)

**Contact Person:** Christy Asher, 573-315-0881  
*christydawnbarton@yahoo.com*

**Location:** 19235 State Route EE  
Ste Genevieve, 63670 (Ste Genevieve County)

**Cost:** \$0

**Appl. Rec'd:** August 29, 2025  
**100 Days Ends:** December 7, 2025 (30-Day Extension: January 6, 2026)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.450(1) .... **Not Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) . Documented

**APPLICATION SUMMARY:**

*The application summary was **complete**.*

**PROPOSAL DESCRIPTION:**

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 2 assisted living facility (ALF) beds to an existing 18-bed ALF**. This project does not require any new construction or renovations. A room currently used as a recreational space will be converted to a semi-private room. After project completion there would be six rooms licensed for three beds each and one room licensed for two beds.

The applicant expects the beds to become licensed upon CON approval.

An announcement of the project was placed in the *St. Francois County-Daily Journal* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition were received.

**COMMUNITY NEED CRITERIA AND STANDARDS:**

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2030 population age 65+ in the 15-mile radius  
U = Number of existing licensed (815) and approved (0) ALF/RCF beds in the 15-mile radius (89 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 14,793) - 815 = \textbf{-445 bed (surplus)}$

The applicant did not provide an alternate need methodology but stated the beds would be used for geriatric or low intellectual adults.

The criteria and standards for new or additional long-term care beds does not include occupancy requirements of all other long-term care beds of the same licensure category in the proposed service area. However, according to the survey data for the 1<sup>st</sup> quarter 2024 through the 2<sup>nd</sup> quarter 2025 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **78.8%, 78.2%, 81.7%, 83.8%, 81.4%, and 85.3%**, respectively.

The applicant stated that utilization for the existing beds for year 2022, 2023, and 2024 was 61.7%, 88.9%, and 92.8% respectively. The applicant projected utilization for years 2026, 2027, and 2028 to be 96%, 95%, and 95%, respectively.

## #6234 RS: *Hidden Acres II*

The facility has not received a notice of noncompliance within the past 18 months.

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

The cost of this project is \$0; therefore, documentation of financing was not applicable.

### **ADDITIONAL INFORMATION:**

*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*



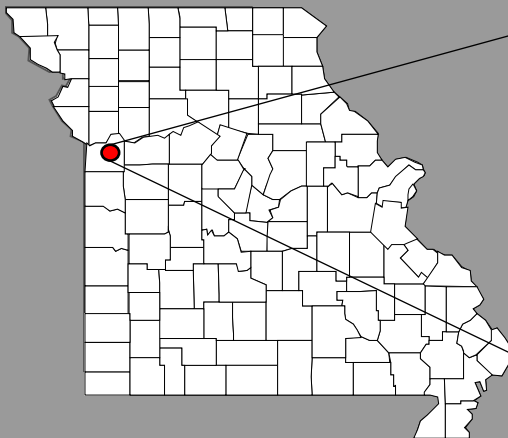
# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County               | Facility Name                                | Address                             | City          | Zip   | CON APP  | Licensed Beds |            |            | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |               |              | Average Occup % |
|----------------------|----------------------------------------------|-------------------------------------|---------------|-------|----------|---------------|------------|------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|--------------|-----------------|
|                      |                                              |                                     |               |       |          | ALF           | RCF        | TOTAL      | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days    | Occup %      |                 |
|                      |                                              |                                     |               |       |          |               |            |            |              |              |              |              |              |               |               |              |                 |
| St Francois          | Anna Dodson Home                             | 4616 Highway D                      | Farmington    | 63640 | 0        | 0             | 37         | 37         | 93.8%        | 95.5%        | 94.9%        | 100.0%       | 92.5%        | 3,367         | 3,044         | 90.4%        | 94.5%           |
| St Francois          | Ashbrook - Assisted Living By Americare      | 500 Ashbrook Dr                     | Farmington    | 63640 | 0        | 72            | 0          | 72         | 67.8%        | 69.2%        | 73.4%        | 71.1%        | 67.5%        | 4,712         | 3,004         | 63.8%        | 68.8%           |
| St Francois          | Bailey House                                 | 102 Bailey St                       | Farmington    | 63640 | 0        | 0             | 12         | 12         |              |              | 86.3%        | 96.9%        | 91.7%        | 1,092         | 1,010         | 92.5%        | 91.7%           |
| St Francois          | Bayless Boarding Home                        | 3719 Sand Creek Rd                  | Farmington    | 63640 | 0        | 0             | 12         | 12         | 100.0%       |              | 100.0%       | 100.0%       | 100.0%       | 1,092         | 1,092         | 100.0%       | 100.0%          |
| St Francois          | Brookside Manor Residential Care, LLC        | 2434 HWY H                          | Farmington    | 63640 | 0        | 0             | 20         | 20         | 100.0%       | 100.0%       | 100.0%       | 98.7%        | 100.0%       | 1,807         | 1,807         | 100.0%       | 99.8%           |
| St Francois          | Carriage Residential Care Center, LLC        | 508 North Washington St             | Farmington    | 63640 | 0        | 0             | 20         | 20         | 96.0%        | 100.0%       | 100.0%       | 98.8%        | 100.0%       | 1,820         | 1,820         | 100.0%       | 99.1%           |
| St Francois          | Cedarhurst of Farmington                     | 200 Maple Valley Drive              | Farmington    | 63640 | 0        | 84            | 0          | 84         | 60.1%        | 63.8%        | 69.0%        | 72.7%        | 66.5%        | 7,644         | 6,334         | 82.9%        | 69.2%           |
| St Francois          | Columbia Street Residential Care Center, LLC | 208 West Columbia St                | Farmington    | 63640 | 0        | 0             | 16         | 16         | 97.3%        | 100.0%       | 100.0%       | 99.2%        | 100.0%       | 1,456         | 1,436         | 98.6%        | 99.2%           |
| St Francois          | Country Meadows                              | 1301 N St Joe Dr                    | Park Hills    | 63601 | 0        | 15            | 0          | 15         | 51.6%        | 43.5%        | 46.4%        | 57.5%        | 42.7%        | 1,365         | 575           | 42.1%        | 47.4%           |
| St Francois          | Crawford Ranch Boarding Home, LLC            | 2200 Varvera Rd                     | Doe Run       | 63637 | 0        | 0             | 32         | 32         |              |              | 96.9%        | 100.0%       | 100.0%       | 2,912         | 2,821         | 96.9%        | 98.4%           |
| St Francois          | Farmington Assisted Living Center, LLC       | 2879 Us Highway 67                  | Farmington    | 63640 | 0        | 70            | 0          | 70         | 65.7%        | 65.7%        | 78.9%        | 89.4%        | 87.4%        | 6,370         | 5,466         | 85.8%        | 78.8%           |
| St Francois          | Farmington Presbyterian Manor                | 500 Cayce St                        | Farmington    | 63640 | 0        | 60            | 60         | 120        | 61.3%        | 60.4%        | 56.1%        | 54.1%        | 59.6%        | 5,400         | 3,298         | 61.1%        | 58.7%           |
| St Francois          | Green Acres Residential Care Facility LLC    | 3688 Sand Creek Rd                  | Farmington    | 63640 | 0        | 0             | 12         | 12         | 97.3%        | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 1,092         | 1,092         | 100.0%       | 99.6%           |
| St Francois          | Harris Residential Care Center, LLC          | 401 South Henry                     | Farmington    | 63640 | 0        | 0             | 37         | 37         | 86.4%        | 98.7%        | 97.8%        | 90.9%        | 84.6%        | 3,367         | 2,915         | 86.6%        | 90.9%           |
| St Francois          | Maple Ridge Residential Care Center LLC      | 1034 Doris Dr                       | Farmington    | 63640 | 0        | 0             | 20         | 20         | 100.0%       | 96.4%        | 98.5%        | 99.3%        | 97.6%        | 1,820         | 1,810         | 99.5%        | 98.5%           |
| St Francois          | Maplebrook - Assisted Living By Americare    | 520 Maple Valley Lane               | Farmington    | 63640 | 0        | 61            | 0          | 61         | 92.4%        | 80.2%        | 85.4%        | 80.5%        | 77.9%        | 4,823         | 4,425         | 91.7%        | 84.6%           |
| St Francois          | New Horizons RCF II                          | 5858 Busiek Rd                      | Farmington    | 63640 | 0        | 15            | 0          | 15         | 98.5%        | 94.6%        | 97.2%        | 97.8%        | 99.0%        | 1,365         | 1,295         | 94.9%        | 97.0%           |
| St Francois          | Pine Valley RCF                              | 3381 1St St                         | Doe Run       | 63637 | 0        | 0             | 12         | 12         | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 1,092         | 1,092         | 100.0%       | 100.0%          |
| St Francois          | Secret Gardens                               | 351 Keith St                        | Park Hills    | 63601 | 0        | 0             | 10         | 10         | 90.7%        | 98.9%        | 98.9%        | 95.1%        | 92.2%        | 910           | 830           | 91.2%        | 94.5%           |
| St Francois          | St Francois Manor                            | 1180 Old Jackson Rd                 | Farmington    | 63640 | 0        | 0             | 40         | 40         | 50.9%        | 46.3%        | 48.2%        | 50.0%        | 52.3%        | 3,640         | 2,790         | 76.6%        | 54.1%           |
| St Francois          | St Joe Manor                                 | 10 Lake Dr                          | Bonne Terre   | 63628 | 0        | 46            | 0          | 46         | 93.3%        | 93.1%        | 87.6%        | 98.1%        | 88.6%        | 4,186         | 3,939         | 94.1%        | 92.5%           |
| St Francois          | Watts Street Manor                           | 301 Watts St                        | Park Hills    | 63601 | 0        | 0             | 16         | 16         | 93.8%        | 93.8%        | 93.8%        | 94.1%        | 98.9%        | 1,456         | 1,456         | 100.0%       | 95.7%           |
| <b>Subtotal for</b>  | <b>St Francois</b>                           | <b>Number of Units in Subtotal:</b> | <b>22</b>     |       | 0        | <b>423</b>    | <b>356</b> | <b>779</b> | <b>77.9%</b> | <b>77.6%</b> | <b>81.2%</b> | <b>83.1%</b> | <b>80.7%</b> | <b>62,788</b> | <b>53,351</b> | <b>85.0%</b> | <b>81.0%</b>    |
| Ste Genevieve        | Hidden Acres Assisted Living                 | 19235 State Route EE                | Ste Genevieve | 63670 | 0        | 18            | 0          | 18         | 96.7%        | 92.6%        | 92.0%        | 96.4%        | 94.4%        | 1,638         | 1,534         | 93.7%        | 94.3%           |
| Ste Genevieve        | Hidden Acres Assisted Living II, LLC         | 19235 State Route EE                | Ste Genevieve | 63670 | 0        | 18            | 0          | 18         | 94.9%        | 87.7%        | 90.3%        | 98.7%        | 94.9%        | 1,638         | 1,485         | 90.7%        | 92.9%           |
| <b>Subtotal for</b>  | <b>Ste Genevieve</b>                         | <b>Number of Units in Subtotal:</b> | <b>2</b>      |       | 0        | <b>36</b>     | <b>0</b>   | <b>36</b>  | <b>95.8%</b> | <b>90.1%</b> | <b>91.2%</b> | <b>97.6%</b> | <b>94.7%</b> | <b>3,276</b>  | <b>3,019</b>  | <b>92.2%</b> | <b>93.6%</b>    |
| <b>GRAND TOTALS:</b> |                                              | <b>Number in State:</b>             | <b>24</b>     |       | <b>0</b> | <b>459</b>    | <b>356</b> | <b>815</b> | <b>78.8%</b> | <b>78.2%</b> | <b>81.7%</b> | <b>83.8%</b> | <b>81.4%</b> | <b>66,064</b> | <b>56,370</b> | <b>85.3%</b> | <b>81.6%</b>    |

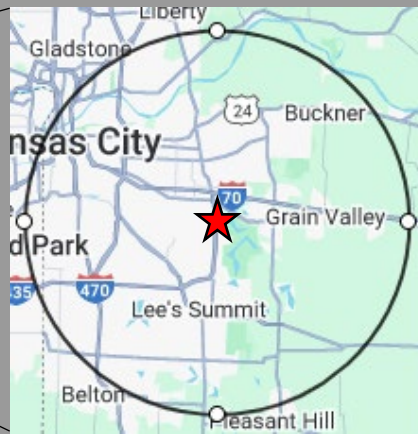
Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

## #6232 RS: Lee's Summit Senior Living Community

### Establish 76-Bed Assisted Living Facility



**Location in Missouri**



**View of Service Area**

**Applicant:** Lee's Summit Senior Living Community, LLC (owner/operator)

**Contact Person:** Paul Brothers, 816-256-3181  
*pbrothers@gravesgarrett.com*

**Project Address:** 39.006659/-94.354450  
Lee's Summit, 64064 (Jackson County)

**Cost:** \$22,819,933

**Appl. Rec'd:** August 29, 2025  
**100 Days Ends:** December 7, 2025 (30-Day Extension: January 6, 2026)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary... 19 CSR 60-50.430(3)..... Documented
- Detailed Description..... 19 CSR 60-50.430(4)..... Documented
- Community Need ..... 19 CSR 60-50.450(1)(B) .... Documented
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) ..... Documented

## #6232 RS: Lee's Summit Senior Living Community

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish a 76-bed assisted living facility (ALF)**. This would be accomplished through the construction of a 53,899 square-foot two-story building co-located with a new independent living facility. Forty-eight units would be standard assisted living care, and 20 units would be for specialized memory care. After project completion, there would be eight semi-private rooms and 60 private rooms.

Construction would commence in November of 2026 and be completed in Fall/Winter of 2028.

An announcement of the project was placed in the *Kansas City Star* making the public aware of the project. Additionally, the applicant conducted interviews with local health care professionals, seniors, and organizations in the area to determine specific needs. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Twelve letters of support and no letters of opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula

**[Unmet Need = (S x P) - U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+

P = Year 2030 population age 65+ in the 15-mile radius

U = Number of existing licensed (2,190) and approved (297) ALF/RCF beds in the 15-mile radius (80 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 148,234) - 2,487 = \mathbf{1,218\text{-bed need}}$

The criteria and standards for new or additional long-term care beds does not include occupancy requirements of all other long-term care beds of the same licensure category in the proposed service area. However, according to the survey data for the 1<sup>st</sup> quarter of 2024 through the 2<sup>nd</sup> quarter of 2025 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **73.2%, 73.9%, 74.4%, 77.2%, 78%, and 73.3%**, respectively.

The applicant's projected utilization for years 2029, 2030, and 2031 is 40.1%, 76.9% and 92.9%, respectively.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included a letter from Guaranty Bank outlining proposed financing terms subject to final approval and a letter from Moneta Group confirming the applicant has adequate funds available for the project.

### ADDITIONAL INFORMATION:

*Additional information was required. The additional information is included with the electronic application on the CON website.*

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County                   | Facility Name                                          | Address                      | City          | Zip   | CON APP | Licensed Beds                         |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |
|--------------------------|--------------------------------------------------------|------------------------------|---------------|-------|---------|---------------------------------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|
|                          |                                                        |                              |               |       |         | ALF                                   | RCF | TOTAL | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |
| Cass                     | Bristol Manor of Pleasant Hill                         | 2124 Highridge               | Pleasant Hill | 64080 | 0       | 0                                     | 12  | 12    | 82.0%        | 75.4%        | 68.4%        | 62.1%        | 80.1%        | 1,092         | 940        | 86.1%   | 75.6%           |
| Cass                     | Foxwood Springs Living Center                          | 1500 West Foxwood Dr         | Raymore       | 64083 | 0       | 62                                    | 0   | 62    | 49.6%        | 52.4%        | 51.2%        | 57.1%        | 59.6%        | 5,460         | 3,336      | 61.1%   | 55.1%           |
| <b>Subtotal for Cass</b> |                                                        |                              |               |       |         | <b>Number of Units in Subtotal: 2</b> |     |       |              |              |              |              |              |               |            |         |                 |
|                          |                                                        |                              |               |       | 0       | 62                                    | 12  | 74    | 54.9%        | 56.3%        | 54.1%        | 57.9%        | 63.0%        | 6,552         | 4,276      | 65.3%   | 58.5%           |
| Jackson                  | Addington Place of Lee's Summit                        | 2160 SE Blue Parkway         | Lees Summit   | 64063 | 0       | 88                                    | 0   | 88    | 85.2%        | 80.9%        | 80.6%        | 79.9%        | 75.2%        | 8,008         | 6,347      | 79.3%   | 80.2%           |
| Jackson                  | Armour Oaks Senior Living Communi                      | 8100 Wornall Rd              | Kansas City   | 64114 | 0       | 47                                    | 0   | 47    | 77.4%        | 79.4%        | 82.3%        |              | 78.7%        | 4,277         | 2,973      | 69.5%   | 77.5%           |
| Jackson                  | Baptist Homes of Independence (license merged 8/16/21) | 17451 Medical Center Parkway | Independence  | 64057 | 0       | 0                                     | 20  | 20    | 50.5%        | 50.5%        | 50.0%        |              | 84.0%        | 1,820         | 16         | 0.9%    | 47.1%           |
| Jackson                  | Beacon Hill Residential Care                           | 2905 Campbell                | Kansas City   | 64109 | 0       | 0                                     | 37  | 37    | 53.0%        | 50.9%        | 48.8%        | 51.4%        | 53.4%        | 3,367         | 1,817      | 54.0%   | 51.9%           |
| Jackson                  | Beehive Homes of Grain Valley                          | 101 Cross Creek Dr           | Grain Valley  | 64029 | 0       | 32                                    | 0   | 32    | 55.6%        | 71.1%        | 61.1%        | 46.6%        | 67.5%        | 2,912         | 2,250      | 77.3%   | 63.2%           |
| Jackson                  | Benton House of Blue Springs                           | 1701 NW Jefferson Street     | Blue Springs  | 64015 | 0       | 95                                    | 0   | 95    | 83.2%        | 93.8%        | 95.8%        | 97.1%        | 98.9%        | 6,643         | 6,188      | 93.2%   | 93.7%           |
| Jackson                  | Bishop Spencer Place, Inc, The (CON app. 5/6/24)       | 4301 Madison Ave             | Kansas City   | 64111 | 21      | 40                                    | 0   | 40    | 44.2%        | 49.1%        | 42.4%        | 43.5%        | 45.2%        | 3,636         | 1,731      | 47.6%   | 45.3%           |
| Jackson                  | Blue Hills Rest Home, Inc                              | 2207 N Blue Mills Rd         | Independence  | 64058 | 0       | 63                                    | 0   | 63    | 97.1%        | 97.3%        | 93.1%        | 94.6%        | 94.2%        | 5,733         | 5,538      | 96.6%   | 95.5%           |
| Jackson                  | Bristol Manor of Oak Grove                             | 300 North Austin             | Oak Grove     | 64075 | 0       | 0                                     | 12  | 12    | 61.3%        | 78.0%        | 86.0%        | 91.8%        | 89.9%        | 1,092         | 842        | 77.1%   | 80.7%           |
| Jackson                  | Brookdale Wornall Place                                | 501 West 107th Street        | Kansas City   | 64114 | 0       | 68                                    | 0   | 68    | 54.8%        | 67.7%        | 75.8%        | 75.6%        | 67.6%        | 6,188         | 3,367      | 54.4%   | 66.0%           |
| Jackson                  | Butterfly Haven (Closed 3/22/25)                       | 11500 Campbell St            | Kansas City   | 64131 | 0       | 0                                     | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Jackson                  | Carrie Dumas Long Term Care Facility                   | 2836 Benton Blvd             | Kansas City   | 64128 | 0       | 34                                    | 0   | 34    | 47.3%        | 47.6%        | 52.9%        | 52.9%        | 52.9%        | 3,094         | 1,641      | 53.0%   | 51.1%           |
| Jackson                  | Cedarhurst of Blue Springs                             | 20551 East Trinity Place     | Blue Springs  | 64015 | 0       | 89                                    | 0   | 89    | 65.8%        | 70.4%        | 78.2%        | 80.1%        | 77.7%        | 8,099         | 6,129      | 75.7%   | 74.7%           |
| Jackson                  | Collier Care Home, Inc                                 | 3001 Northwest Vesper St     | Blue Springs  | 64015 | 0       | 0                                     | 15  | 15    | 73.7%        | 73.3%        | 73.3%        | 73.3%        | 71.1%        | 1,365         | 910        | 66.7%   | 71.9%           |
| Jackson                  | Cross Creek at Lee's Summit                            | 3320 NE Wilshire Dr.         | Lee's Summit  | 64064 | 0       | 55                                    | 0   | 55    | 76.0%        | 85.3%        | 89.1%        | 88.8%        | 83.7%        | 5,005         | 4,370      | 87.3%   | 85.1%           |
| Jackson                  | Essex of Grain Valley, The                             | 401 SW Rock Creek Ln         | Grain Valley  | 64029 | 0       | 0                                     | 12  | 12    | 74.3%        | 98.4%        | 100.0%       | 100.0%       | 98.2%        | 1,092         | 952        | 87.2%   | 93.0%           |
| Jackson                  | Harris House Residential Care Facility The             | 3859 East 59th Terrace       | Kansas City   | 64130 | 0       | 0                                     | 7   | 7     | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 637           | 607        | 95.3%   | 99.2%           |
| Jackson                  | Hidden Lake Care Center (Closed 4/11/24)               | 11400 Hidden Lake Dr         | Raytown       | 64133 | 0       | 0                                     | 0   | 0     | 67.4%        |              |              |              |              |               |            |         | 67.4%           |
| Jackson                  | House of Care Center (Closed 6/3/25                    | 3744 Benton Blvd             | Kansas City   | 64128 | 0       | 0                                     | 0   | 0     | 87.5%        | 87.1%        | 97.8%        | 86.1%        | 89.4%        |               |            |         | 89.6%           |
| Jackson                  | Jackson Creek Memory Care (CON App. 12/23/24)          | 19400 E 40th St Court S      | Independence  | 64057 | 35      | 0                                     | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Jackson                  | Jackson Creek Post Acute                               | 3980 S Jackson Dr            | Independence  | 64057 | 0       | 62                                    | 0   | 62    | 44.4%        | 43.9%        | 50.2%        | 52.4%        | 61.8%        | 5,642         | 3,893      | 69.0%   | 53.6%           |
| Jackson                  | Jolet Home                                             | 3920 Forest                  | Kansas City   | 64110 | 0       | 0                                     | 17  | 17    | 88.2%        | 82.4%        | 88.2%        | 94.1%        | 94.1%        | 1,547         | 1,367      | 88.4%   | 89.2%           |
| Jackson                  | Kingswood                                              | 10000 Wornall Rd             | Kansas City   | 64114 | 0       | 67                                    | 0   | 67    | 82.9%        |              | 75.2%        | 74.6%        | 77.1%        | 6,097         | 4,716      | 77.3%   | 77.3%           |
| Jackson                  | Lodge Residential Care Facility, The                   | 3860 East 60th St            | Kansas City   | 64130 | 0       | 0                                     | 8   | 8     | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 95.8%        | 728           | 728        | 100.0%  | 99.3%           |
| Jackson                  | Luxe Life Senior Living                                | 111 Mock Ave                 | Blue Springs  | 64014 | 0       | 0                                     | 57  | 57    | 67.1%        | 63.7%        | 58.6%        | 60.5%        | 61.9%        | 5,187         | 3,358      | 64.7%   | 62.7%           |
| Jackson                  | Maywood Manor                                          | 1041 West Truman Rd          | Independence  | 64050 | 0       | 0                                     | 24  | 24    | 63.6%        | 72.6%        | 79.8%        | 79.3%        | 78.7%        | 2,184         | 1,687      | 77.2%   | 75.2%           |
| Jackson                  | My Blessed Home                                        | 305 E 63rd St                | Kansas City   | 64113 | 0       | 0                                     | 11  | 11    | 75.5%        | 81.3%        | 78.2%        | 84.7%        | 100.0%       | 910           | 877        | 96.4%   | 91.5%           |
| Jackson                  | Oaks, The                                              | 5550 Noland Rd               | Kansas City   | 64133 | 0       | 0                                     | 62  | 62    | 66.3%        | 67.2%        | 66.7%        | 67.7%        | 65.1%        | 5,642         | 3,883      | 68.8%   | 67.0%           |
| Jackson                  | Palestine Legacy Residences (CON approved 11/7/16)     | 3640 Benton Boulevard        | Kansas City   | 64128 | 39      | 0                                     | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| Jackson                  | Parkway Senior Living, The                             | 550 NE Napoleon Drive        | Blue Springs  | 64014 | 0       | 72                                    | 0   | 72    | 88.3%        | 91.4%        | 92.2%        | 93.6%        | 92.5%        | 6,552         | 6,243      | 95.3%   | 92.2%           |
| Jackson                  | Princeton Senior Living The                            | 1701 S E Oldham Parkway      | Lee's Summit  | 64081 | 0       | 74                                    | 0   | 74    | 87.5%        | 86.8%        | 88.1%        | 91.6%        | 82.8%        | 6,734         | 5,512      | 81.9%   | 86.4%           |
| Jackson                  | Raintree Village (Opened 1/30/25)                      | 1501 SW Arborwalk Blvd       | Lee's Summit  | 64082 | 64      | 42                                    | 0   | 42    |              |              |              |              |              | 3,822         | 897        | 23.5%   | 23.5%           |
| Jackson                  | Rockhill Manor Assisted Living                         | 4235 Locust St               | Kansas City   | 64110 | 0       | 190                                   | 0   | 190   | 93.8%        | 98.1%        | 96.9%        | 91.5%        | 97.0%        | 15,015        | 14,651     | 97.6%   | 95.8%           |

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

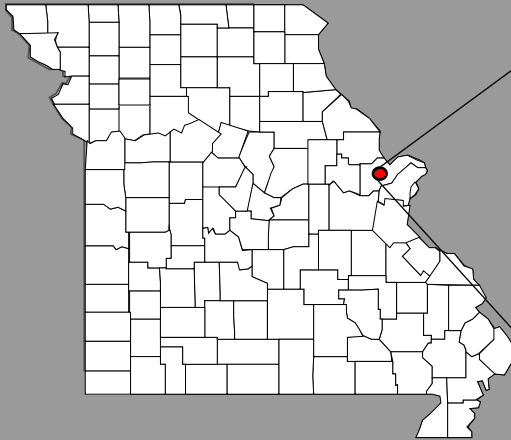
# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County               | Facility Name                                  | Address                   | City         | Zip   | CON APP | Licensed Beds |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |         |       |       |
|----------------------|------------------------------------------------|---------------------------|--------------|-------|---------|---------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|---------|-------|-------|
|                      |                                                |                           |              |       |         | ALF           | RCF | TOTAL |              |              |              |              |              |               |            |         |                 |         |       |       |
|                      |                                                |                           |              |       |         |               |     |       | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |         |       |       |
| Jackson              | Silverado Lee's Summit                         | 3101 SW 3rd Street        | Lee's Summit | 64081 | 0       | 54            | 0   | 54    | 93.6%        | 89.4%        | 94.1%        | 96.6%        | 93.7%        | 4,914         | 4,732      | 96.3%   | 94.0%           |         |       |       |
| Jackson              | St. Anthony's                                  | 1010 East 68th Street     | Kansas City  | 64131 | 0       | 81            | 0   | 81    | 65.3%        | 63.6%        | 63.6%        | 66.2%        | 66.6%        | 6,916         | 4,682      | 67.7%   | 65.5%           |         |       |       |
| Jackson              | Summitview Terrace Assisted Living E Americare | 12101 East Bannister Rd   | Kansas City  | 64138 | 0       | 52            | 0   | 52    | 48.9%        | 49.0%        | 46.5%        |              |              |               |            |         | 48.1%           |         |       |       |
| Jackson              | The Ashton on the Plaza                        | 2 Emanuel Cleaver II Blvd | Kansas City  | 64112 | 0       | 96            | 0   | 96    | 64.0%        | 48.6%        | 44.8%        |              |              | 8,736         | 1,008      | 11.5%   | 41.7%           |         |       |       |
| Jackson              | Trustwell Living of Raytown                    | 9110 E. 63rd Street       | Raytown      | 64133 | 0       | 76            | 0   | 76    |              |              |              |              |              |               |            |         |                 |         |       |       |
| Jackson              | Village Assisted Living                        | 1701 NW O'Brien Road      | Lee's Summit | 64081 | 0       | 50            | 0   | 50    | 83.0%        | 80.7%        | 77.7%        | 86.7%        | 92.3%        | 2,300         | 2,054      | 89.3%   | 84.9%           |         |       |       |
| Jackson              | Village Assisted Living                        | 1704 Northwest O'Brien Rd | Lees Summit  | 64081 | 4       | 172           | 0   | 172   | 88.8%        | 85.6%        | 84.6%        | 87.2%        | 85.1%        | 15,635        | 13,800     | 88.3%   | 86.6%           |         |       |       |
| Jackson              | Waterford Ladies Home                          | 500 Nw Vesper St          | Blue Springs | 64014 | 0       | 0             | 27  | 27    | 70.6%        | 73.6%        | 74.2%        | 65.8%        | 60.3%        | 2,457         | 1,365      | 55.6%   | 66.7%           |         |       |       |
| Jackson              | White Oak Assisted Living                      | 1415-1515 West White Oak  | Independence | 64050 | 0       | 78            | 0   | 78    | 45.4%        | 44.2%        | 44.2%        | 42.2%        | 53.7%        | 7,098         | 4,272      | 60.2%   | 48.3%           |         |       |       |
| Jackson              | Wood Oaks, Inc                                 | 1804 South Sterling Ave   | Independence | 64052 | 0       | 0             | 30  | 30    | 91.8%        | 81.5%        | 91.7%        | 89.5%        | 89.4%        | 2,730         | 2,524      | 92.5%   | 89.4%           |         |       |       |
| Jackson              | Zebra Hitch Senior Living (CON App. 9/12/23)   | 38.948556, -94.355917     | Lee's Summit | 64086 | 134     | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |         |       |       |
| Subtotal for Jackson |                                                |                           |              |       |         | 297           |     | 1,777 | 339          | 2,116        |              | 73.9%        | 74.6%        | 75.2%         | 78.0%      | 78.6%   | 173,814         | 127,927 | 73.6% | 75.6% |
| GRAND TOTALS:        |                                                |                           |              |       |         |               |     | 1,839 | 351          | 2,190        |              | 73.2%        | 73.9%        | 74.4%         | 77.2%      | 78.0%   | 180,366         | 132,203 | 73.3% | 74.9% |

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

## #6233 RS: O'Fallon Senior Living Community

### Establish 76-Bed Assisted Living Facility



**Location in Missouri**



**View of Service Area**

**Applicant:** O'Fallon Senior Living Community, LLC (owner/operator)

**Contact Person:** Paul Brothers, 816-256-3181  
*pbrothers@gravesgarrett.com*

**Project Address:** 38.751441/-90.744594  
O'Fallon, 63368 (St. Charles County)

**Cost:** \$25,059,208

**Appl. Rec'd:** August 29, 2025

**100 Days Ends:** December 7, 2025 (30-Day Extension: January 6, 2026)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary... 19 CSR 60-50.430(3)..... Documented
- Detailed Description..... 19 CSR 60-50.430(4)..... Documented
- Community Need ..... 19 CSR 60-50.450(1)(B) .... **Not Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) ..... Documented

## #6233 RS: O'Fallon Senior Living Community

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish a 76-bed assisted living facility (ALF)**. This would be accomplished through the construction of a 60,044 square-foot two-story building co-located with a new independent living facility. Forty-eight units would be standard assisted living care, and 20 units would be for specialized memory care. After project completion, there would be eight semi-private rooms and 60 private rooms.

Construction would commence in November of 2026 and be completed in Fall/Winter of 2028.

An announcement of the project was placed in the *St. Louis Post-Dispatch* making the public aware of the project. Additionally, the applicant conducted interviews with local health care professionals, seniors, and organizations in the area to determine specific needs. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Five letters of support and no letters of opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) - U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2030 population aged 65+ in the 15-mile radius  
U = Number of existing licensed (3,131) and approved (237) ALF/RCF beds in the 15-mile radius (175 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 119,639) - 3,368 = \text{-377-bed surplus}$

The applicant provided an alternate need methodology to document bed need within the CON application.

The criteria and standards for new or additional long-term care beds does not include occupancy requirements of all other long-term care beds of the same licensure category in the proposed service area. However, according to the survey data for the 1<sup>st</sup> quarter of 2024 through the 2<sup>nd</sup> quarter of 2025 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **70.4%, 71.1%, 74%, 72.8%, 65.9%, and 68.2%**, respectively.

The applicant's projected utilization for years 2029, 2030, and 2031 is 40.1%, 76.9% and 92.9%, respectively.

## **#6233 RS: O'Fallon Senior Living Community**

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

The application included a letter from Guaranty Bank outlining proposed financing terms subject to final approval and a letter from Moneta Group confirming the applicant has adequate funds available for the project.

### **ADDITIONAL INFORMATION:**

*Additional information was required. The additional information is included with the electronic application on the CON website.*



# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County     | Facility Name                                                | Address                       | City             | Zip   | CON APP | Licensed Beds |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |
|------------|--------------------------------------------------------------|-------------------------------|------------------|-------|---------|---------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|
|            |                                                              |                               |                  |       |         | ALF           | RCF | TOTAL | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |
|            |                                                              |                               |                  |       |         |               |     |       |              |              |              |              |              |               |            |         |                 |
| St Charles | Abbey Senior Health (Opened 5/11/2024)                       | 206 North Main St             | O'Fallon         | 63366 | 0       | 10            | 0   | 10    | 85.8%        | 85.6%        | 88.3%        | 90.0%        | 85.7%        | 910           | 787        | 86.5%   | 87.0%           |
| St Charles | Arbors at Mount Carmel, The                                  | 723 First Capitol Drive       | St Charles       | 63301 | 0       | 30            | 0   | 30    | 71.4%        | 76.3%        | 72.3%        | 69.4%        | 70.9%        | 2,730         | 1,816      | 66.5%   | 71.1%           |
| St Charles | Assisted Living at the Meadowlands                           | 135 Meadowlands Estates L     | O'Fallon         | 63366 | 0       | 86            | 0   | 86    | 81.2%        | 89.0%        | 96.2%        | 82.2%        | 82.3%        | 7,826         | 6,315      | 80.7%   | 85.3%           |
| St Charles | Barathaven Memory Care                                       | 1030 Barathaven Blvd          | Dardenne Prairie | 63368 | 0       | 66            | 0   | 66    | 93.1%        | 94.4%        | 95.5%        | 94.0%        | 96.4%        | 6,006         | 6,006      | 100.0%  | 95.6%           |
| St Charles | Boulevard Senior Living of St. Peters, The (Opened 4/29/24)  | 500 Bluffstone Circle         | St. Peters       | 63304 | 0       | 74            | 0   | 74    |              |              | 62.2%        | 78.5%        | 84.4%        | 6,305         | 6,043      | 95.8%   | 79.9%           |
| St Charles | Bristol Manor Of Wentzville                                  | 840 West Northview            | Wentzville       | 63385 | 0       | 0             | 12  | 12    | 62.5%        | 57.5%        | 69.8%        | 91.8%        | 96.7%        | 1,092         | 976        | 89.4%   | 77.9%           |
| St Charles | Caregivers Inn                                               | 1297 Feise Rd                 | Dardenne Prairie | 63368 | 0       | 30            | 0   | 30    | 50.0%        |              |              | 66.7%        | 82.8%        | 2,640         | 2,340      | 88.6%   | 71.7%           |
| St Charles | Cedarhurst of St. Charles Assisted Living & Memory Care      | 1800 First Capitol Drive      | St. Charles      | 63301 | 0       | 155           | 0   | 155   | 61.2%        | 63.4%        | 66.3%        | 65.4%        | 65.8%        | 14,105        | 9,232      | 65.5%   | 64.6%           |
| St Charles | Cedarhurst of Wentzville (Opened 4/15/25)                    | 1290 Wentzville Pkwy          | Wentzville       | 63385 | 0       | 80            | 0   | 80    |              |              |              |              |              |               |            |         |                 |
| St Charles | Chestnut Glenn - Assisted Living By Americare                | 121 Klondike Crossing         | St Peters        | 63376 | 0       | 74            | 0   | 74    | 46.4%        | 44.4%        | 42.5%        | 45.7%        | 44.1%        | 6,734         | 2,983      | 44.3%   | 44.5%           |
| St Charles | Clarendale of St. Peters                                     | 10 Dubray Drive               | St. Peters       | 63376 | 0       | 110           | 0   | 110   | 92.0%        | 90.5%        | 88.8%        | 88.8%        | 90.8%        | 10,010        | 8,889      | 88.8%   | 90.0%           |
| St Charles | Garden Villas of O'Fallon                                    | 7092 South Outer 364 Road     | O'Fallon         | 63368 | 0       | 95            | 0   | 95    | 80.4%        | 80.8%        | 74.8%        | 75.2%        | 74.6%        | 7,385         | 5,534      | 74.9%   | 76.8%           |
| St Charles | Glenfield Memory Care                                        | 118 Ohmes Road                | Cottleville      | 63376 | 24      | 24            | 0   | 24    | 96.0%        | 96.8%        | 98.5%        | 89.7%        | 56.7%        | 2,184         | 995        | 45.6%   | 73.3%           |
| St Charles | Hampton Manor of O'Fallon (CON App 5/24/21)                  | 1191 Sonderen Street          | O'Fallon         | 63376 | 107     | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| St Charles | Hampton Manor of St. Peters (Opened 12/12/24)                | 268 Jungermann Road           | St. Peters       | 63376 | 0       | 97            | 0   | 97    |              |              |              |              |              |               |            |         |                 |
| St Charles | Hampton Manor of Wentzville (Opened 10/18/2023)              | 21 Midland Park Drive         | Wentzville       | 63385 | 0       | 85            | 0   | 85    | 39.4%        | 53.2%        | 57.7%        | 49.0%        | 49.2%        | 7,735         | 4,207      | 54.4%   | 50.5%           |
| St Charles | Harvester Residential Care                                   | 35 Lillian Dr                 | St Charles       | 63304 | 0       | 0             | 38  | 38    | 95.5%        | 95.1%        | 81.3%        | 89.1%        | 85.8%        | 2,730         | 2,712      | 99.3%   | 91.0%           |
| St Charles | Lake St Charles Assisted Living Apartments                   | 45 Honey Locust Ln            | St Charles       | 63303 | 0       | 50            | 0   | 50    | 52.0%        | 52.0%        |              | 51.4%        | 52.6%        |               |            |         | 52.0%           |
| St Charles | Landing of O'Fallon, The                                     | 1000 Landing Circle           | St. Charles      | 63304 | 0       | 142           | 0   | 142   | 74.1%        | 78.9%        | 87.3%        | 87.1%        | 83.9%        | 12,892        | 10,541     | 81.8%   | 82.2%           |
| St Charles | Lutheran Senior Services at Breeze Park                      | 600 Breeze Park Dr            | St Charles       | 63304 | 0       | 79            | 0   | 79    | 91.0%        | 89.6%        | 90.0%        | 84.5%        | 82.7%        | 7,189         | 5,952      | 82.8%   | 86.8%           |
| St Charles | New Perspective - Weldon Spring (Opened 10/3/24)             | 400 Siedentop Rd.             | Weldon Spring    | 63304 | 0       | 170           | 0   | 170   |              |              |              |              | 0.3%         | 15,470        | 4,004      | 25.9%   | 13.2%           |
| St Charles | NHC Place, St. Peters Memory Care                            | 5300 Executive Center Parkway | St Peters        | 63376 | 0       | 60            | 0   | 60    | 55.9%        | 52.6%        | 56.7%        | 67.8%        | 63.1%        | 5,187         | 3,235      | 62.4%   | 59.7%           |
| St Charles | Park Place II (License merged w/ Park Place 03/28/2022)      | 2000 Boardwalk Place Dr       | O'Fallon         | 63368 | 0       | 124           | 0   | 124   | 54.8%        | 49.4%        |              |              | 85.2%        | 8,008         | 6,779      | 84.7%   | 65.7%           |
| St Charles | Spencer Place - Assisted Living By Americare                 | 265 Spencer Rd                | St Peters        | 63376 | 0       | 74            | 0   | 74    | 55.8%        | 54.0%        | 52.8%        | 52.7%        | 48.5%        | 6,734         | 3,096      | 46.0%   | 51.7%           |
| St Charles | SSM Health Neuro Transitional Center (Opened 5/29/25)        | 700 S Woodlawn Ave.           | O'Fallon         | 63366 | 0       | 12            | 0   | 12    |              |              |              |              |              |               |            |         |                 |
| St Charles | St. Charles Senior Living Community (CON Approved 9/14/2020) | (38.832944,-90.491667)        | St. Charles      | 63301 | 68      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| St Charles | St. Louis Assisted Living Solutions, LLC (CON App. 9/12/23)  | 740 Peine Rd                  | Wentzville       | 63385 | 16      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| St Charles | St. Peters Post Acute                                        | 5400 Executive Centre Pkwy    | St Peters        | 63376 | 0       | 62            | 0   | 62    | 81.1%        | 79.1%        | 81.8%        | 78.6%        | 71.9%        | 5,642         | 3,995      | 70.8%   | 77.2%           |
| St Charles | The Boulevard Senior Living of St. Charles                   | 3340 Ehlmann Road             | St. Charles      | 63301 | 0       | 128           | 0   | 128   | 79.1%        | 93.7%        | 95.4%        | 80.0%        | 84.5%        | 9,100         | 7,729      | 84.9%   | 85.9%           |

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

| County                         | Facility Name                                        | Address                         | City         | Zip   | CON APP | Licensed Beds |     |       | 1st Qtr 2024 | 2nd Qtr 2024 | 3rd Qtr 2024 | 4th Qtr 2024 | 1st Qtr 2025 | 2nd Qtr 2025* |            |         | Average Occup % |
|--------------------------------|------------------------------------------------------|---------------------------------|--------------|-------|---------|---------------|-----|-------|--------------|--------------|--------------|--------------|--------------|---------------|------------|---------|-----------------|
|                                |                                                      |                                 |              |       |         | ALF           | RCF | TOTAL | Occup %      | Occup %      | Occup %      | Occup %      | Occup %      | Pat Days      | Occup Days | Occup % |                 |
| St Charles                     | The Boulevard Senior Living of Wentzville            | 120 Perry Cate Boulevard        | Wentzville   | 63385 | 0       | 62            | 0   | 62    | 91.3%        | 92.8%        | 94.2%        | 88.3%        | 92.1%        | 5,642         | 5,315      | 94.2%   | 92.2%           |
| St Charles                     | Twin Oaks at Heritage Pointe                         | 228 Savannah Terrace            | Wentzville   | 63385 | 0       | 70            | 0   | 70    | 87.8%        | 86.6%        | 82.7%        | 87.9%        | 87.6%        | 5,096         | 4,732      | 92.9%   | 87.5%           |
| St Charles                     | Twin Oaks Estate, Inc                                | 707 Emge Rd                     | O'Fallon     | 63366 | 0       | 0             | 149 | 149   | 73.8%        |              | 88.6%        | 84.1%        | 85.7%        | 9,191         | 7,098      | 77.2%   | 81.6%           |
| St Charles                     | Village Center Care of Wentzville (Closed 9/6/24)    | 909 E Pitman Ave                | Wentzville   | 63385 | 0       | 0             | 0   | 0     | 96.7%        | 92.4%        |              |              |              |               |            |         | 94.5%           |
| St Charles                     | Watermark at St. Peters (CON App 1/4/2022)           | 363 Jungermann Road             | St. Peters   | 63376 | 22      | 0             | 0   | 0     |              |              |              |              |              |               |            |         |                 |
| St Charles                     | Windsor Estates of St Charles (Closed 2/29/2024)     | 2150 West Randolph St           | St Charles   | 63301 | 0       | 0             | 0   | 0     | 0.0%         |              | 0.0%         | 0.0%         |              | 0             | 0          | 0.0%    | 0.0%            |
| <b>Subtotal for St Charles</b> |                                                      |                                 |              |       | 237     | 2,049         | 199 | 2,248 | 71.9%        | 73.9%        | 77.9%        | 75.4%        | 69.1%        | 168,543       | 121,311    | 72.0%   | 73.2%           |
| St Louis                       | American House Wildwood Village                      | 251 Plaza Drive                 | Wildwood     | 63040 | 0       | 94            | 0   | 94    | 72.8%        | 73.3%        | 60.5%        | 59.3%        | 54.3%        | 8,554         | 5,854      | 68.4%   | 64.8%           |
| St Louis                       | Autumn View Gardens                                  | 16219 Autumn View Terrace Dr    | Ellisville   | 63011 | 0       | 150           | 0   | 150   | 62.0%        | 57.6%        | 57.2%        | 60.9%        | 60.6%        | 13,650        | 8,211      | 60.2%   | 59.7%           |
| St Louis                       | Brookdale West County                                | 785 Henry Ave                   | Ballwin      | 63011 | 0       | 98            | 0   | 98    | 74.2%        | 82.0%        | 94.8%        | 84.5%        | 89.0%        | 8,918         | 0          | 0.0%    | 70.7%           |
| St Louis                       | Brooking Park                                        | 307 South Woods Mill Rd         | Chesterfield | 63017 | 0       | 93            | 0   | 93    |              | 50.6%        |              |              | 0.0%         | 7,735         | 4,004      | 51.8%   | 33.3%           |
| St Louis                       | Chesterfield Villas                                  | 14901 North Outer 40 Road       | Chesterfield | 63017 | 0       | 54            | 0   | 54    | 66.6%        | 62.2%        | 61.2%        | 62.9%        | 67.3%        | 4,464         | 3,455      | 77.4%   | 66.3%           |
| St Louis                       | Fountains of West County AL, LLC, TI                 | 15822 Clayton Road              | Ellisville   | 63011 | 0       | 80            | 0   | 80    | 71.3%        | 72.5%        | 73.8%        | 73.7%        | 73.8%        | 7,280         | 5,580      | 76.6%   | 73.6%           |
| St Louis                       | Friendship Village Assisted Living & Memory Care (1) | 15250 Village View Drive        | Chesterfield | 63017 | 0       | 66            | 0   | 66    | 94.7%        | 91.3%        | 91.6%        | 93.3%        | 91.9%        | 5,594         | 5,205      | 93.0%   | 92.7%           |
| St Louis                       | Lumiere of Chesterfield, The (Opened 10/16/2024)     | 16255 Chesterfield Parkway West | Chesterfield | 63017 | 0       | 51            | 0   | 51    |              |              |              |              | 38.9%        | 4,641         | 3,386      | 73.0%   | 56.0%           |
| St Louis                       | Sunrise of Chesterfield                              | 1880 Clarkson Rd                | Chesterfield | 63017 | 0       | 3             | 0   | 3     | 96.3%        |              | 100.0%       | 100.0%       |              | 273           | 273        | 100.0%  | 99.1%           |
| St Louis                       | The Grande at Chesterfield                           | 16300 Justus Post Road          | Chesterfield | 63017 | 0       | 95            | 0   | 95    | 56.9%        | 64.8%        | 56.5%        | 56.8%        | 62.8%        | 8,645         | 5,377      | 62.2%   | 60.0%           |
| St Louis                       | Westview at Ellisville Assisted Living               | 27 Reinke Rd                    | Ellisville   | 63021 | 0       | 99            | 0   | 99    | 48.9%        | 48.8%        | 43.7%        | 54.5%        | 57.6%        | 9,009         | 6,038      | 67.0%   | 53.4%           |
| <b>Subtotal for St Louis</b>   |                                                      |                                 |              |       | 0       | 883           | 0   | 883   | 66.8%        | 65.7%        | 65.9%        | 66.9%        | 59.1%        | 78,763        | 47,383     | 60.2%   | 63.9%           |
| <b>GRAND TOTALS:</b>           |                                                      |                                 |              |       |         |               |     |       |              |              |              |              |              |               |            |         |                 |
| <b>Number in State: 46</b>     |                                                      |                                 |              |       | 237     | 2,932         | 199 | 3,131 | 70.4%        | 71.1%        | 74.0%        | 72.8%        | 65.9%        | 247,306       | 168,694    | 68.2%   | 70.2%           |

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

# Previous Business

# Previous Business

## Item #1

### #6030 RS: Zebra Hitch Senior Living

#### Lee's Summit (Jackson County)

#### **\$42,000,000, Fourth extension on CON to establish a 134-bed ALF**

Contact Person: Richard Hill, 314-621-2939, rhill@ashlybaer.com

On September 12, 2023, a CON was issued to Lee's Summit Senior Living, LLC (owner) and Ecumen Services, Inc. (operator), to establish 134-bed assisted living facility (ALF) to be located at 38.948556, -94.355917, Lee's Summit, MO 64086, at a cost of \$42,000,000. This would be accomplished through the construction of a farmhouse styled, 110,899 square-foot, multi-level building. Twenty-three units would be licensed for two beds each and 88 units would be licensed for one bed each. Thirty-four units would be dedicated to memory care services. The application stated construction would commence in August of 2024 and be completed in June of 2026.

At the October 1, 2024 CON meeting the applicant closed on the land and is continuously working on the architectural plans. Once plans are finalized, they can proceed with financing and commence construction. The applicant states they will need one year to commence construction.

On September 12, 2025, a request was received for a fourth extension to March 12, 2026. The applicant stated additional time is needed to receive permits, finalize financing, and commence construction. Two extensions are being requested at this time. According to the last PPR, as of September 12, 2025, the applicant has incurred a total cost of \$2,432,213 on the project in architectural/engineering fees, land acquisition, and legal fees. No costs have been reported since September of 2024.

#### Extension Request History

| Request Rec'd | Reason for Request        | Decision                           |
|---------------|---------------------------|------------------------------------|
| 3/12/24       | Financing Delays          | 3/12/24-Extension to 9/12/24       |
| 8/12/24       | Permit & Financing Delays | 10/1/24- Two extensions to 9/12/25 |

The applicant is in compliance with progress reporting requirements for the project at this time.

## Item #2

### #5929 NS: Eagles Nest Nursing Home

#### St. Louis (St. Louis City)

#### **\$6,720,385, Sixth extension on CON to establish 40-bed SNF**

Contact Person: Monique Buchanan, 314-226-4164, mspradastl@gmail.com

On September 12, 2022, a CON was issued to The Eagles Nest Retirement Center, LLC (owner) and The Eagles Nest (operator) to establish a 40-bed skilled nursing facility (SNF), located at 4101 North Grand Boulevard, St. Louis, MO 63107, at a cost of \$6,720,385. This would be accomplished through the renovation of an existing 20,460 square-foot, single-story building previously used as a grocery store. Twenty rooms would be licensed for two beds each. The application stated renovations would begin in September of 2022 and be completed in May of 2023. Facility licensure would occur in June of 2023.

On November 6, 2023, a site change was approved to 3515 Barrett Street, St. Louis, MO 63107.

At the October 1, 2024 CON meeting the applicant stated the land is purchased however the City of St. Louis has caused delays. The applicant is working with the SLDC for \$4.8 million NOFA grant, and it was approved, but the SLDC needs to conduct an audit to find a source to allocate to funds from.

On September 13, 2025, a request was received for a sixth extension to March 12, 2026. The applicant stated the City of St. Louis approved the plat, petition, and grant sources. Site development is planned to commence in January of 2026; therefore, two extensions are being requested at this time. According to the last PPR, as of September 12, 2025, the applicant has incurred a total cost of \$10,000 in consultant fees. No costs have been reported since March of 2023.

# Previous Business

## Extension Request History

| Request Rec'd | Reason for Request        | Decision                           |
|---------------|---------------------------|------------------------------------|
| 4/5/23        | Financing Delays          | 4/5/23-Extension to 9/12/23        |
| 9/25/23       | Permit & Financing Delays | 11/6/23- Two extensions to 9/12/23 |
| 7/24/24       | Financing Delays          | 10/1/24- Two extensions to 9/12/25 |

The applicant is in compliance with progress reporting requirements for the project at this time, however, CON records indicate that reports have been late in the past

### **Item #3**

**#5995 NS: Premium Apartments, LLC (Prev. JP Advance Care, LLC)**

**Kansas City (Clay County)**

**\$1,500,000, Fifth extension on CON to establish 75-bed SNF**

*Contact Person: Ashish Jain, 904-615-0633, anecapitals@gmail.com*

On May 1, 2023, a CON was issued to Community Healthcare, LLC (owner) and JP Advance Care, LLC (operator) to establish 150-bed skilled nursing facility (SNF), located at 724 NE 79<sup>th</sup> Terrace, Kansas City, MO 64118, at a cost of \$1,500,000. This would be accomplished through renovations of a single story, 32,238 square-foot building. All rooms would be licensed for two beds each and be located on the first floor and basement of the building. The application stated that renovations would commence in July of 2023 and be completed in September of 2023.

On July 29, 2024, a project owner change to Premium Apartments, LLC was approved. Also at the July CON meeting, the applicant requested decreasing the number of CON approved SNF beds to 75.

At the May 5, 2025 CON meeting, the applicant stated renovations have commenced however it is delayed due to a water leak.

On September 21, 2025, a request was received for a fifth extension to May 1, 2026. Additional time is needed due to project preparation and review processes. The applicant is also requesting approval from the committee to increase the CON approved beds back to the original CON approval at 150 SNF beds. Two extensions are being requested at this time. According to the last PPR, as of May 1, 2025, the project has incurred a total cost of \$1,041,688 in land acquisition costs, renovations, and other costs. Only consultant/legal costs have been reported (in November 2024) since November of 2023.

## Extension Request History

| Request Rec'd | Reason for Request  | Decision                         |
|---------------|---------------------|----------------------------------|
| 12/11/23      | Construction Delays | 12/11/23-Extension to 5/1/24     |
| 5/22/24       | Owner Delays        | 7/29/24-Two extensions to 5/1/25 |
| 3/21/25       | Construction Delays | 5/5/25-Extension to 11/1/25      |

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

### **Item #4**

**#5556 RS: Garden Villas of Meramec Valley**

**Fenton (St. Louis County)**

**\$14,580,000, Voluntary forfeiture on CON to establish a 60-bed ALF**

*Contact Person: Jonathan F. Dalton, 314-259-4702, jdaltan@atllp.com*

On March 5, 2018, a CON was issued to Garden Villas of Meramec Valley, LLC (owner/operator) to establish a 60-bed assisted living facility (ALF) at 1 Arbor Terrace, Fenton, MO 63026, at a cost of \$14,580,000. This would be accomplished by constructing a three-story, 83,000 square-foot building with fifty-six units licensed for one bed and two units licensed for two beds. The application stated construction would be completed within two years of the issuance of the CON.

On September 22, 2025, a request for a voluntary forfeiture of the project was received. The applicant is requesting approval to forfeit this project due to various unanticipated issues that

# Previous Business

caused delays and significant increases in project costs. The applicant preserves the right to apply for a new CON in the future.

## Item #5

**#6099 NS: St. Louis Altenheim**

**St. Louis (St. Louis City)**

**\$1,150,000, Second extension on CON to add 46 SNF beds**

Contact Person: Jean Bardwell, 314-353-7225, [jbardwell@stlouisaltenheim.com](mailto:jbardwell@stlouisaltenheim.com)

On October 1, 2024, a CON was issued to Malik St. Louis, LLC (owner/operator) to add 46 SNF beds, located at 5408 South Broadway Street, St. Louis, MO 63111, at a cost of \$1,150,000. This project includes renovations of 22,700 square-foot, converting the 4<sup>th</sup> and 5<sup>th</sup> floor into skilled living space. Currently, the 4<sup>th</sup> floor houses 23 licensed ALF beds, and the 5<sup>th</sup> floor is unlicensed/Independent Living space. After project completion there would be 32 rooms licensed for one bed each and seven rooms licensed for two beds each. The application stated renovations would commence in April of 2025, and be completed in July of 2025.

On October 3, 2025, a request was received for a second extension to April 1, 2026. The applicant stated additional time is needed to complete pre-construction compliance reviews and ownership approvals. The facility has been working closely with the DHSS Engineering Consultation Unit (ECU) to address requirements related to corridor and encroachment widths, while also confirming the probability of obtaining exceptions and ensuring classification as an existing facility for code purposes. No additional extensions should be needed. According to the last PPR, as of October 6, 2025, the applicant has incurred \$0 on the project at this time.

### Extension Request History

| Request Rec'd | Reason for Request | Decision                     |
|---------------|--------------------|------------------------------|
| 4/25/25       | Engineering Delays | 4/25/25-Extension to 10/1/25 |

The applicant is in compliance with progress reporting requirements for the project at this time, however, CON records indicate that reports have been late in the past.

## Item #6

**#5970 DS: St. Louis Altenheim**

**St. Louis (St. Louis City)**

**\$2,124,000, Cost overrun on CON to add 23 ALF beds and 25 SNF beds**

Contact Person: Jean Bardwell, 314-353-7225, [jbardwell@stlouisaltenheim.com](mailto:jbardwell@stlouisaltenheim.com)

On November 10, 2022, a CON was issued to Malik St. Louis, LLC (owner/operator) to add 23 assisted living facility (ALF) beds and 25 skilled nursing facility (SNF) beds at 5408 South Broadway, St. Louis, MO 63111 at a cost of \$2,124,000. This project includes 13,700 square feet of renovations to the unoccupied north wing on the 1<sup>st</sup> floor to house SNF beds and the fifth floor currently used for IL would be converted to house ALF beds. After total project completion, there would be 27 private and 13 semi-private ALF rooms, and 23 private and 13 semi-private SNF rooms.

On October 3, 2025, a request was received for a cost overrun. The final project cost is estimated to be \$4,750,000 which is \$2,626,000 over the approved project cost. The applicant states that the additional costs are related to unforeseen expenses due to plumbing and electrical refurbishment pursuant to the most recent building code, the remediation of asbestos, and an increase in raw material and labor costs since the original 2022 approval.

| Category                       | Approved Cost | Proposed Cost | Cost Difference |
|--------------------------------|---------------|---------------|-----------------|
| Construction Costs             | \$0           | \$0           | \$0             |
| Renovation Costs               | \$1,300,000   | \$3,700,000   | \$2,400,000     |
| Architectural/Engineering Fees | \$60,000      | \$60,000      | \$0             |
| Other Equipment                | \$300,000     | \$300,000     | \$0             |
| Major Medical Equipment        | \$0           | \$0           | \$0             |
| Land Acquisition Costs         | \$300,000     | \$300,000     | \$0             |
| Consultant/Legal Fees          | \$11,000      | \$11,000      | \$0             |
| Interest During Construction   | \$53,000      | \$150,846     | \$97,846        |

# Previous Business

|              |                    |                    |                    |
|--------------|--------------------|--------------------|--------------------|
| Other Costs  | \$100,000          | \$228,154          | \$128,154          |
| <b>Total</b> | <b>\$2,124,000</b> | <b>\$4,750,000</b> | <b>\$2,626,000</b> |

## Item #7

**#6120 HS: Hannibal Regional Healthcare System**

**Kirksville (Adair County)**

**\$6,986,291, Second extension on CON to acquire a linear accelerator**

Contact Person: C. Todd Ahrens, 573-406-1611, [todd.ahrens@hannibalregional.org](mailto:todd.ahrens@hannibalregional.org)

On October 1, 2024, a CON was issued to Hannibal Regional Healthcare System, Inc. (owner) and Hannibal Regional Healthcare System, Inc. & Hannibal Regional Hospital (operators) to acquire a linear accelerator to be located at Lat: 40.12'13"N, Long: -92.33'31"W, Kirksville, MO 63501 at a cost of \$6,986,291. The applicant proposes to acquire a Varian TrueBeam HyperSight ARIA Eclipse linear accelerator in order to begin offering radiation oncology services. The project includes the equipment, installation, construction of a 1,400 square foot vault, shielding, and other related equipment and costs. The application stated construction is expected to be completed in July of 2026 and the new unit to be installed and operational in August of 2026.

On October 6, 2025, a request was received a second extension to April 1, 2026. The applicant states the project has been delayed due to prior litigation and the need for infrastructure development on the proposed site, which was impacted by weather delays. The applicant expects the purchase order of the linear accelerator to be complete by December of 2025. Two extensions are anticipated at this time. According to the last PPR, as of May 7, 2025, the applicant has incurred \$0 on the project at this time.

### Extension Request History

| <b>Request Rec'd</b> | <b>Reason for Request</b> | <b>Decision</b>             |
|----------------------|---------------------------|-----------------------------|
| 4/9/25               | Construction delays       | 4/9/25-Extension to 10/1/25 |

The applicant is in compliance with progress reporting requirements for the project at this time.

# Management Issues



**CON Non-Applicability Letters**  
**Issued August 19, 2025 - October 10, 2025**  
**(Sorted by issue date)**

| Project Information |                                               |              |       | Decription              |                    | Dates      | Decision       | Applicant                                    |              |
|---------------------|-----------------------------------------------|--------------|-------|-------------------------|--------------------|------------|----------------|----------------------------------------------|--------------|
| Number              | Project Name                                  |              |       | Proposed Activity       |                    | LOI Rec'd  | Issue Date     | Owner Name                                   | Phone No.    |
|                     | Address                                       | City         | Zip   | County                  | Original Proj Cost |            | Decision       | Operator Name                                |              |
| 6241 HA             | St. Luke's Hospital                           |              |       | Relocate CT unit        |                    | 08/21/2025 | 08/28/2025     | St. Luke's Episcopal Presbyterian Hospitals  | 314-434-1500 |
|                     | 232 South Woods Mill Road                     | Chesterfield | 63017 | St. Louis               | \$63,357           |            | Not Applicable | Same as Owner                                |              |
| 6246 RA             | Tiffany Springs Senior Care Community, L.L.C. |              |       | Add 8 ALF beds (10/10%) |                    | 09/05/2025 | 09/25/2025     | Tiffany Springs IL-ALF Property, L.L.C       | 816-444-0900 |
|                     | 9101 N Ambassador Dr.                         | Kansas City  | 64154 | Platte                  | \$9,200            |            | Not Applicable | Tiffany Springs Senior Care Community, L.L.C |              |
| 6244 NA             | Chapters Living of Joplin                     |              |       | Establish 76-bed SNF    |                    | 09/09/2025 | 10/16/2025     | 201 S Northpark Joplin, LLC                  | 314-403-4162 |
|                     | 201 S Northpark Lane                          | Joplin       | 64801 | Jasper                  | \$522,500          |            | Not Applicable | Chapters Joplin Opco, LLC                    |              |

Total Non-Applicability 3

Type of Project: H-Hospital R-Residential Care/Assisted Living  
N-Skilled Nursing/Intermediate Care A-Applicability  
F-Freestanding

LOI Rec'd. - Letter of Intent Received  
Issue Date - Letter signed by Chair

Missouri Health Facilities Review Committee  
**Certificate of Need Expedited Ballot Meeting**  
November 20, 2025

**Tentative Agenda**

1. #6243 HT: Research Medical Center  
Kansas City (Jackson County)  
\$2,214,180, Replace biplane angiography IR lab
2. #6242 HT: SSM Health St. Joseph Hospital- Lake St. Louis  
Lake St. Louis (St. Charles County)  
\$3,020,588, Replace cardiac cath lab

Missouri Health Facilities Review Committee  
**Certificate of Need Expedited Ballot Meeting**  
December 18, 2025

**Tentative Agenda**

1. #6230 HT: Golden Valley Memorial Hospital District  
Clinton (Henry County)  
\$1,648,300, Replace MRI unit
2. #6252 HT: St. Luke's Hospital  
Chesterfield (St. Louis County)  
\$2,600,000, Replace MRI unit

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
January 5, 2026, 10:00 a.m.  
**TBD**

**Tentative Agenda**

**A. Committee Business**

1. Review and Perfect Agenda
2. Approve Minutes

**B. New Business**

1. #6247 HS: St. Luke's Hospital  
Chesterfield (St. Louis County)  
\$2,405,042, Acquire PET/CT unit
2. #6245 HS: Heartland Regional Medical Center  
St. Joseph (Buchanan County)  
\$2,386,500, Acquire addition PET/CT unit
3. #6248 HS: St. Luke's Hospital  
Chesterfield (St. Louis County)  
\$5,000,000, Acquire additional EP lab
4. #6249 HS: Mercy Hospital St. Louis  
St. Louis (St. Louis County)  
\$2,425,643, Acquire additional hybrid IR room
5. #6216 HS: SSM Health DePaul Hospital St. Louis  
Bridgeton (St. Louis County)  
\$3,249,317, Acquire additional robotic surgery system
6. #6250 RS: Columbia Senior Living Community  
Columbia (Boone County)  
\$23,089,369, Establish 76-bed ALF
7. #6251 HS: BJC Outpatient Center - St. Charles  
O'Fallon (St. Charles County)  
\$1,569,987, Acquire MRI unit

**C. Previous Business**

*\*Previous business deadline for this review cycle is December 1, 2025.*

**D. Management Issues**

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

**Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.**

**The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.**

**Incomplete Projects Report  
(sorted by Approval Date)**

| <b>Number</b> | <b>Project Name</b>                                           | <b>City</b>      | <b>County</b>  | <b>Approval Date</b> | <b>Project Cost</b> | <b>% Complete</b> | <b>End of Extension</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|---------------------------------------------------------------|------------------|----------------|----------------------|---------------------|-------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1011 NS       | Garden View of Chesterfield<br>Establish 240-Bed SNF          | St. Louis        | St. Louis      | 06/26/1986           | \$11,735,000        | 79%               |                         | 06/12/91: Transfer of ownership approved (formerly Barnes Continuing Care Corp.)<br>1/92: Project reported at 79% complete.<br>130/240 beds licensed                                                                                                                                                                                                                                                              |
| 3765 NS       | Frene Valley Geriatric & Rehab Center<br>Replace 30 SNF beds  | Hermann          | Gasconade      | 06/21/2005           | \$2,000,000         | 5%                |                         | 1/9/23: Contact Correction. Previously was Tom Vaughn <tom.vaughn@huschblackwell.com>                                                                                                                                                                                                                                                                                                                             |
| 3815 NS       | Crescent Care, LLC<br>Replace 264-bed SNF                     | St. Louis        | St. Louis      | 09/21/2005           | \$18,198,322        | 4%                |                         | Facility to be replaced: Tower Village (264-bed SNF), 4518 Blair Ave., St. Louis 63107, St. Louis City<br>11/20/06: Second extension<br>03/26/07: Third extension<br>12/03/07: Fourth extension<br>06/02/08: Fifth extension<br>12/08/08: Sixth extension<br>2009: Applicant documented above ground construction in 2009.<br>04/03/23: Contact Person updated. Was Thomas Vaughn <tom.vaughn@huschblackwell.com> |
| 4050 RS       | Chateau Girardeau<br>Add 18 ALF beds/renovate facility        | Cape Girardeau   | Cape Girardeau | 06/04/2007           | \$2,629,629         | 50%               |                         | 05/09: 11 of 18 beds are complete and licensed.<br>4/3/23: Contact Person Change. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>                                                                                                                                                                                                                                                                               |
| 4170 RS       | MH-Brookview, LLC (prev. Mackenzie)<br>Establish 44-bed ALF   | Maryland Heights | St. Louis      | 03/31/2008           | \$7,300,000         | 5%                |                         | 06/01/09: Change of owner/operator to MHBrookview, LLC, change of site, and reduction in project cost.<br>01/09/12: Multiple ext. to 03/30/12.<br>02/04/13: CON modified from 77-bed to 44 and \$12,597,650 to 7,300,000.                                                                                                                                                                                         |
| 4479 NP       | Columbia Manor Care Center<br>Purchase 40 SNF beds- Expansion | Columbia         | Boone          | 03/24/2010           | \$2,924,500         | 0%                |                         | 3/24/23: Rcvd Contact Correction. Was Thomas Vaughn <tom.vaughn@huschblackwell.com><br>12/19/23: Rcvd Contact Correction. Was Emily Solum <emily.solum@huschblackwell.com><br>1/8/24: Owner/Operator change approved; previously Coluumbia Manor, Inc (Owner/Operator)                                                                                                                                            |

**Incomplete Projects Report  
(sorted by Approval Date)**

| <b>Number</b> | <b>Project Name</b>                                          | <b>City</b>  | <b>County</b> | <b>Approval Date</b> | <b>Project Cost</b> | <b>% Complete</b> | <b>End of Extension</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|--------------------------------------------------------------|--------------|---------------|----------------------|---------------------|-------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4516 RS       | The Lumiere of Chesterfield (Previously Establish 51-bed ALF | Chesterfield | St. Louis     | 07/12/2010           | \$14,400,000        | 99%               |                         | 1/24/11: 1st ext to 7/11/11<br>9/12/11: 2nd ext. to 1/12/12<br>5/7/12: 3rd ext. to 9/12/12<br>10/15/12: 4th ext. to 3/12/13<br>1/4/16: Multiple exts to 3/12/16 & operator change (was Chesterfield Senior Care, LLC)<br>5/2/16: 11th ext to 9/12/16 & owner change (prev. Vision Ventures, LLC), operator change (Prev. Covenant Senior Care, LLC) & site change (prev 17655 Wild Horse Creek Rd)<br>3/6/17: MHFRC changed numbering of exts. & approved 2nd & 3rd ext to 9/12/17<br>11/6/17: 4th & 5th exts to 9/12/18 & site change (Pr16580 Wild Horse Creek Road)<br>11/9/18- 6th & 7th ext to 9/12/19.<br>11/4/19-8th & 9th Ext to 9/12/20, Rich Hill stated if no cap exp by 9/2020, they will voluntarily forfeit the project.<br>7/13/20-10th ext to 3/12/21<br>10/31/22: 8/26/22: admin change to address, was 16125 Chesterfield Parkway<br>11/10/22: C/O approved was \$8,213,069<br>8/16/24: 2nd Name Change - Prev Shelbourne Senior Living (Previously Chesterfield Senior Care) |
| 4739 RS       | Avalon Memory Care LLC Establish 60-bed ALF                  | St. Louis    | St. Louis     | 03/05/2012           | \$5,399,868         | 79%               |                         | 08/24/12: 1st ext. to 03/05/13.<br>05/06/13: 2nd extension to 09/05/13.<br>09/09/13: 3rd extension to 03/05/14.<br>03/10/14: 4th extension to 09/05/14.<br>09/08/14: 5th extension to 03/05/15.<br>03/02/15: 6th extension to 9/5/15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4773 NT       | The Maples Health and Rehabilitation Replace 135-bed SNF     | Springfield  | Greene        | 07/09/2012           | \$12,053,505        | 89%               |                         | Facility is licensed for 120 beds. Phase II of plan is not complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5026 RS       | Benton House of Staley Hills Establish 95-bed ALF            | Kansas City  | Clay          | 05/05/2014           | \$10,200,000        | 92%               |                         | 12/12/14: 1st ext<br>7-13-15 2nd ext to 11-5-15<br>3/7/16-3rd ext to 5/5/16<br>7/11/16 4th ext to 11/5/16<br>10/22/24: Contact person changed from Craig Elmore jjedcoe@aol.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5091 RS       | The Gables at Brady Circle Establish 80-bed ALF              | St. Louis    | St. Louis     | 11/03/2014           | \$1,625,000         | 97%               |                         | 5/3/15-1st ext to 11/3/15<br>6/18/24 Contact changed from Tom Piper macquest@mac.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                | City        | County       | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------|-------------------------------------------------------------|-------------|--------------|---------------|--------------|------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5208 RS | St. Louis Altenheim ALF Memory Care<br>Establish 30 bed ALF | St. Louis   | St. Louis    | 09/14/2015    | \$2,485,000  | 76%        |                  | 9/1/22: Contact Correction Person rec'd. Originally Rich Hill <rhill@lashlybaer.com><br>6/18/24 Contact Correction Person rcvd previously Thomas Piper macquest@mac.com                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5234 DS | Copper Rock Village<br>Establish 90-bed SNF and 60-bed ALF  | Rogersville | Webster      | 01/04/2016    | \$17,063,685 | 71%        |                  | 7/22/16-1st ext to 1/4/17<br>3/6/17: 2nd & 3rd ext to 1/4/18<br>3/5/18: 4th & 5th ext to 1/4/19<br>1/10/23: Contact update. Contact was Thomas Vaughn <tom.vaughn@huschblackwell.com>                                                                                                                                                                                                                                                                                                                                                                                       |
| 5323 RS | Palestine Legacy Residences<br>Establish 39-bed ALF         | Kansas City | Jackson      | 11/07/2016    | \$10,702,670 | 20%        | 11/07/2025       | 1/29/18-1st ext. to 11/7/17<br>3/5/18: 2nd & 3rd ext. to 11/7/18<br>3/4/19: 4th & 5th ext to 11/7/19<br>5/6/19- site change approved, prev location was 3640 Benton Boulevard, project cost decreased from 9,259,235<br>11/4/19-6th & 7th ext to 11/7/20.<br>11/9/20- 8th & 9th ext to 11/7/21.<br>11/8/21: 10th & 11th ext to 11/7/22<br>11/10/22: 12th & 13th ext to 11/7/23<br>11/6/23: 14th & 15th ext to 11/7/24<br>10/21/24: Contact change from Craig Elmore jjedcoe@aol.com<br>2/3/25: 16th & 17th ext to 11/7/25<br>9/8/25: CO approved, previous cost \$5,471,250 |
| 5446 RS | Mount Carmel Senior Living<br>Establish 10-bed ALF          | O'Fallon    | St. Charles  | 07/10/2017    | \$1,607,270  | 99%        |                  | 1/17/18-1st ext to 7/10/18<br>7/18/18-2nd & 3rd ext to 7/10/19<br>7/8/19: 4th & 5th ext to 7/10/20<br>7/13/20-6th ext to 1/10/21<br>3/1/21-7th ext to 7/10/21, decreased number of beds from 32                                                                                                                                                                                                                                                                                                                                                                             |
| 5509 RS | SEMO Residential and Recovery, LLC<br>Establish 50-bed RCF  | Essex       | Stoddard     | 11/06/2017    | \$302,000    | 98%        |                  | 7/30/18-1st Ext to 11/6/18<br>11/9/18-2nd & 3rd ext to 11/6/19<br>11/4/19-4th ext to 5/6/20<br>7/13/20-5th & 6th ext to 5/6/21<br>5/24/21-7th & 8th ext to 5/6/22<br>9/12/22- 9th Ext to 11/06/22, Owner and Op change approved; previously Essex Manor, LLC (owner&operator); project cost decreased to \$302,000<br>5/30/24: Contact changed from Thomas Piper macquest@mac.com<br>8/12/25: project name updated from Essex Manor, LLC                                                                                                                                    |
| 5493 NA | Farmington Nursing Center<br>Establish 101-bed SNF          | Farmington  | St. Francois | 11/06/2017    | \$505,005    | 63%        |                  | NA Letter re-issued on 4/11/2019, previously to establish 65-bed SNF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                                       | City             | County       | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------|------------------------------------------------------------------------------------|------------------|--------------|---------------|--------------|------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5492 HA | Farmington Hospital and Behavioral Clinic<br>Establish 48-bed Psychiatric Hospital | Farmington       | St. Francois | 11/06/2017    | \$756,005    | 62%        |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5556 RS | Garden Villas of Meramec Valley<br>Establish 60-bed ALF                            | Fenton           | St. Louis    | 03/05/2018    | \$14,580,000 | 0%         |                  | 4/30/19-1st ext to 3/5/19<br>7/8/19: 2nd & 3rd ext to 3/5/2020<br>3/2/20: 4th ext to 9/5/20<br>1/4/21: 5th & 6th exts to 9/5/21<br>11/8/21: 7th & 8th exts to 9/5/22<br>11/10/22: 9th, 10th, & 11th ext to 3/5/24<br>5/6/24: 12th, 13th & 14th Ext to 9/5/25                                                                                                                                                                                                                                                                                                                                                                             |
| 5707 RS | Poplar Bluff II - Assisted Living by Americare<br>Establish 34-bed ALF             | Poplar Bluff     | Butler       | 01/06/2020    | \$5,258,412  | 0%         | 07/06/2026       | 1/6/20-applicant stated that River Mist would forfeit 17 ALF beds within 6 months of licensure of Poplar Bluff II.<br>7/27/20: Sent email 1st Ext req.<br>1/4/21: 2nd ext to 7/6/21<br>7/12/21: 3rd & 4th ext to 7/6/22<br>7/11/22: 5th & 6th ext to 7/6/23<br>7/24/23: 7th & 8th ext to 7/6/24<br>7/29/24: 9th & 10th ext to 7/6/25<br>7/14/25: 11th ext denied, placed on 9/8 mtg for forfeiture<br>9/8/25: Involuntary forfeiture rescinded, 11th & 12th ext to 7/6/26                                                                                                                                                                |
| 5797 RS | St. Charles Senior Living Community<br>Establish 68-bed ALF                        | St. Charles      | St. Charles  | 09/14/2020    | \$16,870,389 | 2%         |                  | 3/19/21: 1st ext to 9/14/21-emailed<br>9/14/21-2nd ext to 3/14/22<br>4/25/22- 3rd ext to 9/14/22<br>11/10/22- 4th and 5th ext to 9/14/23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5817 RS | Harmony Homes<br>Establish 80-bed ALF                                              | Maryland Heights | St. Louis    | 01/04/2021    | \$10,707,830 | 1%         | 01/04/2026       | 7/9/21- 1st ext to 1/4/2022<br>1/4/22- 2nd and 3rd ext to 1/4/23<br>3/7/22: Site Change approved, previously 600 North Ballas Road, Kirkwood, MO. 63122<br>11/10/22: Site Change approved, previously 1889 & 1903 Ross Avenue & 12435 & 12440 Devine Dr., Maryland Heights, MO. 63146<br>1/9/23: 4th and 5th ext to 1/4/24<br>3/4/24: 6th Ext to 7/4/24<br>10/01/24: 7th & 8th Ext to 7/4/25<br>5/5/25: Site change approved, previously 200 Plum Avenue; 43 Monima Drive; 201 Old Dorsett Rd; 203 Old Dorsett Rd; 209 Old Dorsett Rd; 307 Old Dorsett Rd; 309 Old Dorsett Rd., Maryland Heights, MO 63043<br>7/14/25: 9th ext to 1/4/26 |
| 5811 RS | Bowling Green Residential Care<br>Add 20 RCF beds                                  | Bowling Green    | Pike         | 01/04/2021    | \$51,000     | 95%        |                  | 2/15/23- Breakdown of cost is saved in compliance folder, still need license showing the added beds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                        | City           | County      | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                                                                                                                                                         |
|---------|---------------------------------------------------------------------|----------------|-------------|---------------|--------------|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5812 NS | Ignite Medical Resort St. Peters<br>Establish 91-bed SNF            | St. Peters     | St. Charles | 03/01/2021    | \$26,000,000 | 99%        |                  | 8/27/21: 1st ext to 03/01/2022<br>11/8/21: owner change approved; previous owner was St. Peters Senior Partners, LLC<br>3/7/22: 2nd Ext to 9/1/22<br>9/12/22: 3rd Ext to 3/1/23<br>3/6/23: 4th & 5th Ext to 3/1/24<br>11/6/23: CO approved, prev cost: \$22,000,000<br>3/4/24: 6th Ext to 9/1/24 |
| 5830 RS | Jefferson City-Assisted Living by Americare<br>Establish 40-bed ALF | Jefferson City | Cole        | 03/01/2021    | \$5,506,601  | 0%         | 03/01/2026       | 9/9/21: 1st ext to 03/01/2022<br>3/7/22: 2nd & 3rd Ext to 3/1/23<br>3/6/23: 4th & 5th Ext to 3/6/24<br>3/4/24: 6th & 7th Ext to 3/1/25<br>3/3/25: 8th & 9th Ext to 3/1/26                                                                                                                        |
| 5799 DS | The Baptist Home at Ashland<br>Establish 20-bed ALF & 40-bed SNF    | Ashland        | Boone       | 03/01/2021    | \$13,338,832 | 99%        |                  | 10/29/21: 1st ext to 03/01/2022<br>9/12/22: 2nd & 3rd Ext to 3/01/23<br>3/6/23: 4th Ext to 9/1/23<br>9/12/23: 5th ext to 3/1/24<br>8/21/25: admin change to owner name was The Baptist Home<br>9/9/25: admin change made to address was 5751 Baptist Home Ave                                    |
| 5848 RS | Hampton Manor of O'Fallon<br>Establish 107-bed ALF                  | O'Fallon       | St. Charles | 05/24/2021    | \$15,000,000 | 86%        |                  |                                                                                                                                                                                                                                                                                                  |
| 5880 RS | Hampton Manor of St. Peters<br>Establish 98-bed ALF                 | St. Peters     | St. Charles | 09/14/2021    | \$16,089,000 | 99%        |                  | 4/21/22: 1st ext to 9/14/22<br>10/01/24: Owner & operator change approved; Ow/OP previously Investors Lands Holding of St. Peters LLC                                                                                                                                                            |
| 5879 DS | CCRC of Lee's Summit<br>Establish 106-bed ALF and 40-bed SNF        | Lee's Summit   | Jackson     | 01/04/2022    | \$29,729,097 | 76%        |                  | 7/21/22: 1st ext to 1/04/23<br>1/9/23: 2nd, 3rd and 4th ext to 7/4/24                                                                                                                                                                                                                            |
| 5893 RS | The Emerson at St. Peters<br>Establish 22-bed ALF                   | St. Peters     | St. Charles | 01/04/2022    | \$6,650,722  | 20%        |                  | 6/23/22: 1st Ext to 1/4/23<br>10/01/24: Operator Change approved, previously Watermark St. Peters, LLC                                                                                                                                                                                           |
| 5927 RS | Glenfield Memory Care<br>Add 36 ALF beds                            | Cottleville    | St. Charles | 04/25/2022    | \$5,151,850  | 66%        |                  | 11/1/22: 1st ext req to 4/25/23<br>5/1/23: 2nd Ext to 10/25/23<br>11/6/23: 3rd ext to 4/25/24<br>6/17/25: Rec'd Contact Correction, previously Richard Hill <rhill@lashlybaer.com>                                                                                                               |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                         | City           | County         | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                                                                                                                                                                                         |
|---------|----------------------------------------------------------------------|----------------|----------------|---------------|--------------|------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5933 RS | Hampton Manor of Republic<br>Establish 107-bed ALF                   | Republic       | Greene         | 09/12/2022    | \$16,000,000 | 34%        |                  |                                                                                                                                                                                                                                                                                                                                  |
| 5954 RS | NWKC Senior Community, LLC<br>Establish 79-bed ALF                   | Kansas City    | Platte         | 09/12/2022    | \$19,439,276 | 97%        |                  | 3/14/23: 1st Ext Granted to 9/12/23<br>10/4/23: contact person changed from Paul Brothers<br>11/6/23: 2nd & 3rd ext to 9/12/24, CO also approved..<br>Prev. \$16,607,558<br>4/30/24: Rec'd Contact Correction, prev. Cody Hagan<br><chagan@gravesgarrett.com><br>7/29/24: Owner change approved, prev NWKC Senior Community, LLC |
| 5929 NS | Eagles Nest Nursing Home<br>Establish 40-bed SNF                     | St. Louis      | St. Louis City | 09/12/2022    | \$6,720,385  | 0%         |                  | 4/5/23: 1st extension to 9/12/23<br>11/6/23: 2nd & 3rd ext to 9/12/24 & site change approved,<br>prev site: 4101 North Grand Blvd, St. Louis, 63107<br>5/28/24 Contact changed from Thomas Piper<br>macquest@mac.com<br>10/01/24: 4th & 5th ext to 9/12/25                                                                       |
| 5963 NT | Mason Pointe Care Center<br>Ren/Mod 256-bed SNF                      | Chesterfield   | St. Louis      | 09/21/2022    | \$16,838,176 | 85%        |                  |                                                                                                                                                                                                                                                                                                                                  |
| 5971 RS | Topwood Home, LLC<br>Establish 75-bed ALF                            | Manchester     | St. Louis      | 11/10/2022    | \$13,850,000 | 0%         | 11/10/2025       | 6/23/23: 1st Ext to 11/10/2023<br>1/8/24: 2nd & 3rd Ext to 11/10/24<br>11/18/24: 4th & 5th Ext to 11/10/25                                                                                                                                                                                                                       |
| 5970 DS | St. Louis Altenheim<br>Add 23 ALF beds and 25 SNF beds               | St. Louis      | St. Louis City | 11/10/2022    | \$2,124,000  | 65%        |                  | 6/21/23: 1st ext to 11/10/23<br>11/6/23: 2nd & 3rd ext to 11/10/24<br>6/18/24 Contact person changed previously Thomas Piper<br>macquest@mac.com                                                                                                                                                                                 |
| 5969 NT | Westfield Nursing Center<br>Replace 82-bed SNF (15-mile replacement) | Sikeston       | New Madrid     | 11/10/2022    | \$11,500,000 | 75%        |                  | 5/9/23: 1st Ext to 11/10/23                                                                                                                                                                                                                                                                                                      |
| 5988 RT | Capetown Assisted Living<br>Replace 5 ALF beds (6-mile replacement)  | Cape Girardeau | Cape Girardeau | 01/23/2023    | \$1,208,700  | 5%         |                  | 5 ALF beds replaced from Auburn Creek<br>7/24/23: 1st Extension to 01/23/2024<br>3/4/24: 2nd & 3rd Ext to 1/23/25<br>3/3/25: 4th & 5th Ext to 1/23/26                                                                                                                                                                            |
| 5989 HT | Barnes Jewish Hospital<br>Replace MRI                                | St. Louis      | St. Louis City | 01/23/2023    | \$10,834,000 | 35%        |                  |                                                                                                                                                                                                                                                                                                                                  |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                                      | City         | County      | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                                                                                                                                                         |
|---------|-----------------------------------------------------------------------------------|--------------|-------------|---------------|--------------|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5995 NS | Premium Apartments (Prev. JP Advance Establish 75-bed SNF                         | Kansas City  | Clay        | 05/01/2023    | \$1,500,000  | 5%         | 11/01/2025       | 12/11/23: 1st Ext to 5/01/24<br>5/29/24: Contact changed from Thomas Piper macquest@mac.com<br>7/29/24: Owner change approved, prev Community Healthcare, LLC and 2nd & 3rd ext to 5/1/25; beds decreased from 150 to 75<br>4/23/25: Contact change from Kim Heard<br>5/5/25: 4th Ext to 11/1/25 |
| 6004 RS | Neurological Transitional Center Establish 12-bed ALF                             | O'Fallon     | St. Charles | 05/01/2023    | \$9,655,000  | 90%        |                  | 11/28/23: 1st Ext to 5/1/24<br>5/2/24 : Cap exp met                                                                                                                                                                                                                                              |
| 6003 HS | UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital | Independence | Jackson     | 05/01/2023    | \$63,932,911 | 8%         |                  | 11/9/23: 1st ext to 5/01/23<br>5/6/24: 2nd & 3rd Ext to 5/1/25                                                                                                                                                                                                                                   |
| 5999 HS | Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital    | Bethany      | Harrison    | 05/01/2023    | \$63,200,000 | 43%        |                  | 10/24/23: Contact Change from Craig Elmore <jjedcoe@aol.com><br>10/25/2023: 1st Ext to 5/1/24<br>5/6/24: 2nd Ext to 11/1/24                                                                                                                                                                      |
| 6015 NS | Windsor Estates of St. Charles Add 15 SNF beds                                    | St. Charles  | St. Charles | 07/24/2023    | \$1,900,000  | 99%        |                  | 9/12/23: Owner & Operator change approved; previously Windsor- St. Charles Property, LLC (owner) & Windsor Estates of St. Charles SNAL, LLC (operator)<br>7/14/25: cost overrun approved; prev cost \$1,385,000                                                                                  |
| 6018 DS | The Baptist Home at Ashland Add 20 ALF beds and 14 SNF beds                       | Ashland      | Boone       | 07/24/2023    | \$102,000    | 91%        |                  | 1/24/24: 1st Ext to 7/24/24<br>8/21/25: admin change made to owner name was Baptist Homes & Healthcare Ministries<br>9/9/25: admin change made to address was 5751 Baptist Home Ave                                                                                                              |
| 6008 RS | St. Louis Assisted Living Solutions LLC Establish 16-bed ALF                      | Wentzville   | St. Charles | 09/12/2023    | \$2,791,000  | 30%        |                  | 3/13/24: 1st Ext to 9/12/24<br>10/01/24: Ext deferred to 11/18/24 meeting<br>11/18/24: 2nd Ext to 3/12/25<br>5/5/25: 3rd Ext to 9/12/25                                                                                                                                                          |
| 6030 RS | Zebra Hitch Senior Living Establish 134-bed ALF                                   | Lee's Summit | Jackson     | 09/12/2023    | \$42,000,000 | 0%         |                  | 3/12/24: 1st Ext to 9/12/24<br>10/01/24: 2nd & 3rd Ext to 9/12/25                                                                                                                                                                                                                                |
| 6031 HS | Emergency Care Hospital - Independence Establish 3-bed emergency care hospital    | Independence | Jackson     | 09/12/2023    | \$24,401,000 | 97%        |                  | 3/12/24: 1st Ext to 9/12/24                                                                                                                                                                                                                                                                      |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                                          | City        | County         | Approval Date | Project Cost  | % Complete | End of Extension | Comments                                                                                                                                                 |
|---------|---------------------------------------------------------------------------------------|-------------|----------------|---------------|---------------|------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6070 DT | The King's Daughters Home<br>Renovate/Modernize RCF and ICF (Therapy Center Addition) | Mexico      | Audrain        | 12/27/2023    | \$1,465,868   | 95%        |                  | 3/28/24: Contact changed from Eric Westues <eric@westhues.com>                                                                                           |
| 6062 DS | Redbud Village<br>Establish a 24-bed SNF and a 24-bed ALF                             | Versailles  | Morgan         | 01/08/2024    | \$25,000,000  | 0%         | 01/08/2026       | 6/18/24 Contact changed from Thomas Piper macquest@mac.com<br><br>Staff granted 1st ext req to 1/8/25<br>2/3/25: 2nd & 3rd ext to 1/8/26                 |
| 6060 RS | Aspen Valley Senior Homes - New Haven<br>Establish 12-bed ALF                         | New Haven   | Franklin       | 01/08/2024    | \$1,718,200   | 25%        |                  | 7/25/24 Staff granted 1st ext to 1/8/25<br>2/3/25: 2nd ext to 7/8/25                                                                                     |
| 6091 RS | Bishop Spencer Place<br>Add 21 ALF beds                                               | Kansas City | Jackson        | 05/06/2024    | \$9,851,333   | 50%        |                  |                                                                                                                                                          |
| 6085 RS | Arnold Senior Living<br>Establish 78-bed ALF                                          | Arnold      | Jefferson      | 05/06/2024    | \$20,186,230  | 0%         | 05/06/2026       | 4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com><br>11/6/24: Staff approved 1st ext req<br>5/5/25: 2nd & 3rd Ext to 5/6/26 |
| 6115 HT | Barnes-Jewish Hospital<br>Replace EP Lab                                              | St. Louis   | St. Louis City | 07/25/2024    | \$2,131,288   | 1%         |                  | Will replace 4662                                                                                                                                        |
| 6112 HT | Saint Luke's North Hospital<br>Replace MRI                                            | Kansas City | Platte         | 07/25/2024    | \$4,313,647   | 99%        |                  | Will replace 3910 HA<br>7/24/25: Contact Change rec'd, prev Wes Dempsey <wdempsey@saint-lukes.org>                                                       |
| 6105 HS | CoxHealth Rehabilitation Hospital<br>Establish 63-bed rehabilitation hospital         | Ozark       | Christian      | 07/29/2024    | \$52,155,171  | 60%        |                  |                                                                                                                                                          |
| 6102 RS | Lake George Senior Living<br>Add 10 ALF beds                                          | Columbia    | Boone          | 07/29/2024    | \$900,000     | 0%         | 07/29/2026       | 1/29/25: 1st Ext Req approved by staff<br>9/8/25: 2nd & 3rd to 7/29/2026                                                                                 |
| 6109 HS | Saint Luke's Hospital<br>Acquire addtl hybrid OR                                      | Kansas City | Jackson        | 07/29/2024    | \$5,069,178   | 62%        |                  |                                                                                                                                                          |
| 6106 HS | Mercy Hospital Wentzville<br>Establish 75-bed hospital                                | Wentzville  | St. Charles    | 07/29/2024    | \$635,177,720 | 1%         |                  | 1/28/25: 1st Ext Req approved by staff                                                                                                                   |
| 6143 HA | Orthopedic & Sports Medicine Center<br>Replace MRI                                    | St. Joseph  | Buchanan       | 08/12/2024    | \$745,157     | 99%        |                  |                                                                                                                                                          |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                                                | City           | County         | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                               |
|---------|---------------------------------------------------------------------------------------------|----------------|----------------|---------------|--------------|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6142 HA | Orthopedic & Sports Medicine Center<br>Acquire CT Scanner                                   | St. Joseph     | Buchanan       | 08/12/2024    | \$753,612    | 99%        |                  |                                                                                                                                                        |
| 6127 HT | Saint Luke's Hospital<br>Replace Interventional Radiology Biplane<br>Angiography Unit       | Kansas City    | Jackson        | 08/21/2024    | \$2,575,209  | 99%        |                  |                                                                                                                                                        |
| 6132 DT | Fountainbleau Lodge<br>Renovation and Modernization of SNF & ALF                            | Cape Girardeau | Cape Girardeau | 09/19/2024    | \$2,002,780  | 0%         |                  | 10/22/24: Contact Change from Craig Elmore<br>jjedcoe@aol.com<br>4/25/25: Staff approved 1st ext req<br>9/8/25: CO approved, previous cost \$1,195,427 |
| 6131 HT | Mercy Hospital - Springfield<br>Replace MRI                                                 | Springfield    | Greene         | 09/19/2024    | \$2,051,269  | 99%        |                  | To replace 4075 HS<br>3/19/25: 1st ext req approved by staff                                                                                           |
| 6125 HS | Saint Luke's Radiation Therapy - Liberty,<br>Relocate linear accelerator                    | Kansas City    | Platte         | 10/01/2024    | \$2,294,781  | 99%        |                  | 7/14/25: cost overrun approved; prev cost \$1,674,364                                                                                                  |
| 6119 RS | Friendship Village Assisted Living &<br>Add 28 ALF beds                                     | St. Louis      | St. Louis      | 10/01/2024    | \$8,095,719  | 1%         |                  | 4/11/25: 1st ext req approved by staff                                                                                                                 |
| 6120 HS | Hannibal Regional Healthcare System<br>Acquire linear accelerator                           | Kirksville     | Adair          | 10/01/2024    | \$6,986,291  | 0%         | 10/01/2025       | 4/9/25: 1st ext req granted by staff                                                                                                                   |
| 6122 RS | The Grand Royale<br>Add 52 ALF beds                                                         | Gladstone      | Clay           | 10/01/2024    | \$25,000     | 99%        |                  |                                                                                                                                                        |
| 6123 HS | St. Louis Children's Hospital/KVC Mental<br>Establish 77-bed pediatric psychiatric hospital | St. Louis      | St. Louis      | 10/01/2024    | \$66,640,170 | 30%        |                  | 5/22/25: 1st ext to 10/01/25                                                                                                                           |
| 6099 NS | St. Louis Altenheim<br>Add 46 SNF beds                                                      | St. Louis      | St. Louis City | 10/01/2024    | \$1,150,000  | 0%         |                  | 9/9/24 Contact Change from Tom Piper macquest@mac.com<br>4/25/25: Staff approved 1st ext req                                                           |
| 6141 HS | Select Specialty Hospital<br>Establish/Relocate 28-bed LTCH                                 | St. Louis      | St. Louis      | 11/18/2024    | \$9,960,128  | 0%         | 11/18/2025       | 6/12/25: 1st Ext to 11/18/25<br>6/18/25: Rec'd Contact Change, previously Jon Dalton<br><jdalton@atltp.com>                                            |
| 6121 HS | Lake Regional Imaging Center<br>Acquire PET/CT unit (PT to FT)                              | Osage Beach    | Camden         | 11/18/2024    | \$2,311,711  | 50%        |                  |                                                                                                                                                        |

**Incomplete Projects Report**  
(sorted by Approval Date)

| Number  | Project Name                                                                                       | City              | County         | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                     |
|---------|----------------------------------------------------------------------------------------------------|-------------------|----------------|---------------|--------------|------------|------------------|----------------------------------------------------------------------------------------------|
| 6138 HS | Barnes-Jewish Hospital<br>Acquire an additional Hybrid OR                                          | St. Louis         | St. Louis City | 11/18/2024    | \$2,809,154  | 80%        |                  |                                                                                              |
| 6129 RS | Levering Regional Health Center<br>Add 179 RCF beds                                                | Hannibal          | Marion         | 11/18/2024    | \$52,500     | 5%         | 11/18/2025       | 6/11/25: 1st ext to 11/18/25                                                                 |
| 6136 RS | New Hope Assisted Living<br>Add 15 ALF beds                                                        | Poplar Bluff      | Butler         | 11/18/2024    | \$1,300,000  | 0%         | 11/18/2025       | 6/11/25: 1st ext to 11/18/25                                                                 |
| 6124 HS | Southwest Children's, LLC<br>Establish 66-bed pediatric hospital-within-a hospital                 | Springfield       | Greene         | 11/18/2024    | \$3,169,900  | 0%         | 11/18/2025       | 5/22/25: 1st ext to 11/18/25                                                                 |
| 6151 HT | Cox South<br>Replace IR Room                                                                       | Springfield       | Greene         | 11/21/2024    | \$3,892,223  | 0%         | 11/21/2025       | 5/23/25: 1st ext granted to 11/21/25                                                         |
| 6152 NT | Friendship Village Chesterfield<br>Renovate/Modernize 90-bed SNF                                   | Chesterfield      | St. Louis      | 11/21/2024    | \$2,498,790  | 75%        |                  |                                                                                              |
| 6183 RA | Jackson Creek Memory Care<br>Establish 70-bed ALF                                                  | Independence      | Jackson        | 12/23/2024    | \$0          | 0%         | 12/23/2025       | 5/30/25: Amended NA letter increase in beds from 35 to 70 ALF<br>7/1/25: 1st Ext to 12/23/25 |
| 6167 HT | North Kansas City Hospital<br>Replace LINAC                                                        | North Kansas City | Clay           | 12/27/2024    | \$4,162,491  | 0%         | 12/27/2025       | Will replace 4902 HT<br>6/27/25: 1st Ext to 12/27/25                                         |
| 6166 HT | St. Luke's RAYUS Radiology - Winghaven<br>Replace MRI                                              | O'Fallon          | St. Charles    | 12/27/2024    | \$2,600,000  | 0%         | 12/27/2025       | 7/23/25: 1st ext to 12/27/25                                                                 |
| 6156 HS | North Kansas City Hospital<br>Acquire two additional IR units                                      | North Kansas City | Clay           | 02/03/2025    | \$3,258,638  | 0%         | 02/03/2026       | 8/1/25: 1st ext to 2/3/2026                                                                  |
| 6190 RA | Close to Paradise Assisted Living II<br>Establish 10-bed ALF                                       | Springfield       | Greene         | 02/03/2025    | \$558,180    | 99%        | 02/03/2026       | 8/7/25: 1st Ext to 2/3/26                                                                    |
| 6165 HA | St. Louis Recovery Hospital<br>Establish 41-bed psychiatric and substance abuse treatment hospital | St. Louis         | St. Louis City | 02/03/2025    | \$963,230    | 80%        |                  |                                                                                              |
| 6157 HS | The University of Kansas Hospital<br>Acquire linear accelerator                                    | Liberty           | Clay           | 02/03/2025    | \$4,700,000  | 0%         |                  |                                                                                              |

**Incomplete Projects Report  
(sorted by Approval Date)**

| Number  | Project Name                                                                       | City        | County           | Approval Date | Project Cost | % Complete | End of Extension | Comments                                                                                                                                                    |
|---------|------------------------------------------------------------------------------------|-------------|------------------|---------------|--------------|------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6155 HS | Orthopedic & Sports Medicine Center, LLC<br>Acquire MRI                            | Platte City | Platte           | 02/03/2025    | \$1,186,311  | 0%         | 02/03/2026       | 7/23/25: 1st Ext to 2/3/26                                                                                                                                  |
| 6137 DS | Scotland County Nursing Home District<br>Establish 68-bed ICF & 28-bed RCF         | Memphis     | Scotland         | 02/03/2025    | \$4,553,500  | 20%        |                  |                                                                                                                                                             |
| 6158 HS | Broadway Arches - Behavioral Health<br>Establish 72-bed behavioral health hospital | St. Louis   | St. Louis City   | 02/03/2025    | \$13,699,519 | 15%        |                  |                                                                                                                                                             |
| 6160 HS | Missouri Baptist Medical Center<br>Acquire additional MRI unit                     | St. Louis   | St. Louis County | 02/03/2025    | \$2,757,992  | 0%         |                  |                                                                                                                                                             |
| 6135 HT | Missouri Delta Medical Center<br>Replace MRI                                       | Sikeston    | Scott            | 02/21/2025    | \$2,316,633  | 0%         | 01/21/2026       | Will replace #4693 HT<br>5/22/25: Rec'd Contact Correction, previously Ross Lasater<br><jlaster@missouridelta.com><br>8/15/2025: 1st extension to 1/21/2026 |
| 6182 HT | St. Luke's Hospital of Kansas City<br>Replace CV Lab                               | Kansas City | Jackson          | 02/21/2025    | \$2,119,686  | 90%        |                  | 3/14/25: Contact change from Audrey Hill<br>ahill@saintlukeskc.org                                                                                          |
| 6175 HS | Missouri Baptist Sullivan Hospital<br>Acquire robotic surgery unit                 | Sullivan    | Crawford         | 03/03/2025    | \$1,986,000  | 0%         |                  |                                                                                                                                                             |
| 6176 HS | Parkland Health Center<br>Acquire Robotic Surgery unit                             | Farmington  | St. Francois     | 03/03/2025    | \$1,986,000  | 0%         |                  |                                                                                                                                                             |
| 6172 HS | Mercy Hospital Washington<br>Acquire robotic surgery system                        | Washington  | Franklin         | 03/03/2025    | \$1,940,814  | 0%         | 03/03/2026       | 9/3/25-1st ext to 3/3/26                                                                                                                                    |
| 6177 RS | 417 ResCare<br>Establish 14-bed ALF                                                | Springfield | Greene           | 03/03/2025    | \$3,276,013  | 0%         | 03/03/2026       |                                                                                                                                                             |
| 6198 RA | The Baptist Home Smithville<br>Establish 48-bed ALF                                | Smithville  | Clay             | 04/04/2025    | \$0          | 0%         | 04/04/2026       | 10/7/25: Amended owner name; was The Baptist Home                                                                                                           |
| 6189 HT | Missouri Baptist Medical Center<br>Replace cath lab                                | St. Louis   | St. Louis County | 04/24/2025    | \$1,369,336  | 0%         |                  |                                                                                                                                                             |
| 6162 HT | Lake Regional Health System<br>Replace cath lab                                    | Osage Beach | Camden           | 04/24/2025    | \$1,390,827  | 0%         |                  | Is replacing #6134 HA due to cost going over threshold.                                                                                                     |

**Incomplete Projects Report  
(sorted by Approval Date)**

| <b>Number</b> | <b>Project Name</b>                                                    | <b>City</b>    | <b>County</b>  | <b>Approval Date</b> | <b>Project Cost</b> | <b>% Complete</b> | <b>End of Extension</b> | <b>Comments</b>                                                                                 |
|---------------|------------------------------------------------------------------------|----------------|----------------|----------------------|---------------------|-------------------|-------------------------|-------------------------------------------------------------------------------------------------|
| 6188 HT       | Barnes-Jewish St. Peters Hospital<br>Replace MRI                       | St. Peters     | St. Charles    | 04/24/2025           | \$2,323,426         | 0%                |                         | Will replace #3978 HT                                                                           |
| 6191 HT       | Saint Francis Medical Center<br>Replace two linear accelerators        | Cape Girardeau | Cape Girardeau | 05/05/2025           | \$8,123,411         | 0%                |                         | Will be replacing #5474 HS & 4365 HS<br>4/23/25: Vote to be placed on 5/5 mtg rec'd by Rep Butz |
| 6185 HS       | Missouri Delta Medical Center<br>Acquire cardiac cath lab              | Sikeston       | Scott          | 05/05/2025           | \$2,248,206         | 0%                |                         | 5/22/25: Rec'd Contact Correction, previously Ross Lasater<br><jlaster@missouridelta.com>       |
| 6184 HS       | Select Specialty Hospital - St. Louis Central<br>Establish 60-bed LTCH | St. Louis      | St. Louis City | 05/05/2025           | \$10,574,072        | 0%                |                         | 9/8/25: Voluntary forfieture approved                                                           |
| 6187 HS       | Saint Luke's East Hospital<br>Acquire additional LINAC                 | Lee's Summit   | Jackson        | 05/05/2025           | \$7,158,500         | 0%                |                         | 3/14/25: Contact change from Audrey Hill<br>ahill@saintlukeskc.org                              |
| 6173 HS       | Boone Health<br>Acquire additional CT scanner                          | Columbia       | Boone          | 05/05/2025           | \$2,424,285         | 0%                |                         |                                                                                                 |
| 6212 RA       | N & R of Bethany, Inc<br>Establish 60-bed RCF                          | Bethany        | Harrison       | 05/13/2025           | \$0                 | 0%                |                         |                                                                                                 |
| 6214 RA       | N & R of Republic, LLC<br>Establish 69-bed RCF                         | Republic       | Greene         | 05/13/2025           | \$0                 | 0%                |                         |                                                                                                 |
| 6213 RA       | N & R of Charleston, LLC<br>Establish 105-bed RCF                      | Charleston     | Mississippi    | 05/13/2025           | \$0                 | 0%                |                         |                                                                                                 |
| 6195 HT       | SSM RAYUS Radiology<br>Replace MRI                                     | Bridgeton      | St. Louis      | 05/22/2025           | \$1,739,735         | 0%                |                         |                                                                                                 |
| 6194 HT       | The University of Kansas Hospital<br>Replace hybrid OR                 | Liberty        | Clay           | 05/22/2025           | \$3,800,000         | 0%                |                         |                                                                                                 |
| 6193 HT       | SSM Health St. Mary's Hospital<br>Replace MRI                          | Jefferson City | Cole           | 05/22/2025           | \$2,300,432         | 0%                |                         | Will replace MRI unit in #4191 HS                                                               |
| 6224 NA       | Fountainbleau Nursing Center<br>Add 10 SNF beds                        | Festus         | Jefferson      | 07/03/2025           | \$27,125            | 0%                |                         |                                                                                                 |
| 6225 NA       | St. Joe Manor<br>Add 10 SNF beds                                       | Bonne Terre    | St. Francois   | 07/03/2025           | \$27,377            | 0%                |                         |                                                                                                 |



**Incomplete Projects Report  
(sorted by Approval Date)**

| <b>Number</b> | <b>Project Name</b>                                                                                                  | <b>City</b>   | <b>County</b>    | <b>Approval Date</b> | <b>Project Cost</b> | <b>% Complete</b> | <b>End of Extension</b> | <b>Comments</b>                                                       |
|---------------|----------------------------------------------------------------------------------------------------------------------|---------------|------------------|----------------------|---------------------|-------------------|-------------------------|-----------------------------------------------------------------------|
| 6204 HS       | Mercy Hospital - St. Francis<br>Acquire MRI                                                                          | Mountain View | Howell           | 07/14/2025           | \$1,514,692         | 0%                |                         |                                                                       |
| 6186 HS       | Heartland Regional Medical Center<br>Acquire additional EP lab                                                       | St. Joseph    | Buchanan         | 07/14/2025           | \$1,385,729         | 0%                |                         | 4/7/25: Contact changed from Davin Turner<br>davin.turner@mymhc.com   |
| 6197 HS       | Golden Valley Memorial Hospital District<br>Acquire robotic surgery system                                           | Clinton       | Henry            | 07/14/2025           | \$2,536,000         | 0%                |                         |                                                                       |
| 6196 HS       | Mercy Hospital South<br>Acquire addtl robotic surgery system                                                         | St. Louis     | St. Louis        | 07/14/2025           | \$2,647,453         | 0%                |                         |                                                                       |
| 6210 RS       | Silverado Lee's Summit<br>Add 18 ALF beds                                                                            | Lee's Summit  | Jackson          | 07/14/2025           | \$150,000           | 0%                |                         | Amended LOI rec'd, prev 13 ALF beds                                   |
| 6209 HS       | Barnes-Jewish Hospital<br>Acquire 2 addtl CTs, 2 addtl IR rooms, 1 addtl MRI &<br>Replace 4 CT's, 6 IR rooms, 4 MRIs | St. Louis     | St. Louis City   | 07/14/2025           | \$38,764,216        | 0%                |                         | To replace #4484 HT, #4585 HT, #4264 HT, #4695 HT, #5139 HT, #5764 HT |
| 6211 RT       | Mason Point Care Center<br>LTC Bed Expansion (Purchase 10 ALF beds)                                                  | Chesterfield  | St. Louis County | 07/14/2025           | \$0                 | 0%                |                         |                                                                       |
| 6200 HS       | Heartland Regional Medical Center<br>Acquire MRI                                                                     | St. Joseph    | Buchanan         | 07/14/2025           | \$1,805,794         | 0%                |                         |                                                                       |
| 6199 HS       | Select Specialty Hospital - St. Louis<br>Add 10 LTCH beds                                                            | St. Charles   | St. Charles      | 07/14/2025           | \$3,023,366         | 0%                |                         |                                                                       |
| 6205 NS       | Black River Skilled Nursing<br>Establish 85-bed SNF                                                                  | Poplar Bluff  | Butler           | 07/14/2025           | \$11,000,000        | 0%                |                         |                                                                       |
| 6229 NA       | Friendship Village Chesterfield<br>Add 8 SNF beds (10/10%)                                                           | Chesterfield  | St. Louis        | 08/08/2025           | \$0                 | 0%                |                         |                                                                       |
| 6241 HA       | St. Luke's Hospital<br>Relocate CT unit                                                                              | Chesterfield  | St. Louis        | 08/28/2025           | \$63,357            | 0%                |                         |                                                                       |
| 6222 HS       | Barnes-Jewish West County Hospital<br>Acquire additional LINAC                                                       | St. Louis     | St. Louis        | 09/08/2025           | \$3,645,659         | 0%                |                         |                                                                       |
| 6192 DT       | Independence Care Center of Perry County<br>Renovate/Modernize 133-bed SNF & 75-bed RCF                              | Perryville    | Perry            | 09/08/2025           | \$7,586,500         | 0%                |                         |                                                                       |

**Incomplete Projects Report**  
(sorted by Approval Date)

| <b>Number</b> | <b>Project Name</b>                                                                  | <b>City</b>    | <b>County</b>  | <b>Approval Date</b> | <b>Project Cost</b> | <b>% Complete</b> | <b>End of Extension</b> | <b>Comments</b>       |
|---------------|--------------------------------------------------------------------------------------|----------------|----------------|----------------------|---------------------|-------------------|-------------------------|-----------------------|
| 6221 HS       | BJC Outpatient MRI<br>Acquire MRI Unit                                               | St. Louis      | St. Louis      | 09/08/2025           | \$1,585,671         | 0%                |                         |                       |
| 6219 HS       | Freeman Health System<br>Acquire 2 additional robotic surgery systems                | Joplin         | Jasper         | 09/08/2025           | \$5,072,000         | 0%                |                         |                       |
| 6218 NS       | Fountainbleau Lodge<br>Add 8 SNF beds                                                | Cape Girardeau | Cape Girardeau | 09/08/2025           | \$542,560           | 0%                |                         |                       |
| 6217 HS       | Truman Medical Center, Inc. DBA<br>Acquire additional cath lab                       | Kansas City    | Jackson        | 09/08/2025           | \$3,347,261         | 0%                |                         |                       |
| 6223 RT       | The Homestead at Hickory View Retirement<br>LTC Bed Expansion (Purchase 12 ALF beds) | Washington     | Franklin       | 09/08/2025           | \$282,504           | 0%                |                         |                       |
| 6215 HS       | SSM Health SLU Hospital<br>Acquire additional robotic surgery system                 | St. Louis      | St. Louis City | 09/08/2025           | \$3,406,000         | 0%                |                         |                       |
| 6202 HT       | CoxHealth<br>Replace CT                                                              | Springfield    | Greene         | 09/19/2025           | \$2,208,924         | 0%                |                         |                       |
| 6226 HT       | CoxHealth<br>Replace Radiotherapy System (LINAC)                                     | Springfield    | Greene         | 09/19/2025           | \$6,341,013         | 0%                |                         | Will replace #4877 HT |
| 6246 RA       | Tiffany Springs Senior Care Community,<br>Add 8 ALF beds (10/10%)                    | Kansas City    | Platte         | 09/25/2025           | \$9,200             | 0%                |                         |                       |
| 6244 NA       | Chapters Living of Joplin<br>Establish 76-bed SNF                                    | Joplin         | Jasper         | 10/16/2025           | \$522,500           | 0%                |                         |                       |

Total Incomplete Projects      137